

IN THE MATTER OF THE APPLICATION OF
CARMELO S. DIFORTE, ET AL.
FOR ZONING RECLASSIFICATION FROM
D.R. 5.5 TO B.L. ON PROPERTY
LOCATED ON THE SOUTHEAST CORNER
BELAIR ROAD AND BOTH AVENUE
(DOCUMENTED SITE PLAN)
11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
CASE NO. R-91-119
ITEM #13, CYCLE IV
1990-91

TESTIMONY

This case comes before this Board on a Petition for Reclassification from D.R. 5.5 to B.L. after being denied by the Board of Appeals in 1986 on an open site plan and in the Comprehensive Zoning Map Process of 1986. The subject property is located at the corner of Both Avenue and Belair Road in the Sixth Councilmanic District of Baltimore County.

The petition had been timely filed with the Board of Appeals for a public hearing on August 6, 1991 as a Documented Site Plan. That hearing was then suspended preliminary to the resubmission of the documented plan with recommended amendments to the Planning Board to assure compliance with that body's July 18, 1991 recommendations. The petition for a documented site plan in a B.L. zone was then heard in its entirety on this day, February 18, 1992.

Counsel for the Petitioner presented Mr. Thomas Phelps, registered surveyor and person responsible for the plan for the subject site as reviewed by the Planning Board. The .16-acre parcel is a level, vacant property that was originally purchased in 1986 by Petitioner as a location for a brick, one-story office building designed to blend with area residences. Testimony by Mr. Phelps reviewed the parking, the landscaping of the property,

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Case No. R-91-119 Carmelo S. DiForte, et al 5
determined by the Baltimore County Council to be reasonable and appropriate.

Aspects of the increasing traffic and plans for future widening of the highway have been shown to lessen the worthiness of the subject site for a dwelling. Counsel for the Petitioner argued that the road widening will so reduce the size of the property that the only sensible use for the plot is as shown on his documented plan. An exhibit entered by Protestants as one example of the residential potential for the subject site was faulted by the Petitioner's Counsel as the house dimensions failed to account for any setback requirements on the small lot.

The Board acknowledges the impractical and improper use of the Both Avenue and Belair Road corner site as a residential property as it relates to "future" conditions of a widening of Belair Road. Testimony projects a beginning of the process to widen the road in 1994, and is one that will undoubtedly be carried forward since the project is vital to traffic and safety for many miles of the highway corridor serving numerous and growing communities.

However, under "present" conditions of the residential characteristics of the Belair Road corridor, we are persuaded that the parameters for reclassification under Section 2-58 are not present. The vicinity has grown in residential use and the character of the neighborhood has not had a substantial change. We further feel that the merits of the documented site plan presented, after previous petitions for reclassification, exemplify a worthy proposal that should receive special consideration along with other

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Case No. R-91-119 Carmelo S. DiForte, et al 2
downsizing of the office building and entrances as directed by the Planning Board. Except for the location of Petitioner's barbershop, the plan for two additional office areas within the 1,036 square-foot building was acknowledged, but not yet determined as to use on the documented plan.

Petitioner, Mr. Carmelo DiForte, testified to his long career as a barber and recent desire to relocate his barbershop to a site more convenient to his customers. Petitioner reviewed his perceptions of traffic on Belair Road and its effect on residential properties fronting the major interstate highway.

Mr. DiForte reflected that the Comprehensive Map Process of 1986 should have recognized the disadvantages for residential properties on Belair Road, particularly with the projected widening of the heavily-travelled highway. Acknowledging that his requested B.L. zone in 1986 could have allowed various business uses on the site, Petitioner is satisfied to be limited by the terms of the Documented Site Plan offering him no alternatives.

In response to People's Counsel, Mr. DiForte concurred that zoning along Belair Road is mixed and that zoning along the busy road will be an issue in the map process of 1992.

Testifying to the merit of the documented plan and the B.L. zone was Mr. George Gavrelis, former Director of Planning for Baltimore County and expert in land planning. Mr. Gavrelis traced the recent history of Belair Road and residential properties that have had to absorb the impact of traffic as Perry Hall has grown. He asserted that existing vacant lots on Belair Road are unsuitable

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Case No. R-91-119 Carmelo S. DiForte, et al 6
similar properties in a comprehensive study by the County Council. The personal desires of the Petitioner are understandable, but in the fact of evidence and testimony, the Board cannot find error on the part of the County Council. The residential appearance and characteristics of Both Avenue and Belair Road do not warrant the potentialities of a B.L. zone under present circumstances. For these reasons the Board finds that the reclassification should be denied and will so order.

ORDER

IT IS THEREFORE this 4th day of March, 1992 by the County Board of Appeals of Baltimore County
ORDERED that the Petition for Reclassification of the subject property from D.R. 5.5 to B.L. 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

Harry E. Buchheit, Jr.
Harry E. Buchheit, Jr.

S. Diane Levero
S. Diane Levero

Case No. R-91-119 Carmelo S. DiForte, et al 3
and not sensible for homes. He opined that the 1988 map process did not address the widening of Belair Road which will take 25 feet from the subject site, an error that warrants the reclassification requested. Mr. Gavrelis further testified that the proposed structure is compatible with houses in the neighborhood and has a rational use in a community that calls for services. He stated that the proposed structure would have no impact on public utilities and was in accord with recommendations of the Planning Board in providing access from Both Avenue.

In response to People's Counsel, Mr. Gavrelis concurred that the property was an issue in 1986 as well as other properties in the 9100 block, and all remained residential.

Mr. C. Richard Moore, chief of traffic engineering for the Baltimore County Department of Public Works, testified that the total trips generated at the site would be 105 trips a day and that the impact at Belair Road and Both Avenue would be very small. He acknowledged that any increased traffic from Belair Road onto Both Avenue under present conditions would be undesirable.

Mr. Jeffrey Long of the Baltimore County Office of Planning & Zoning responded to questioning by the People's Counsel, testifying in general that the proposed office building is inconsistent with the Master Plan for the vicinity that specified no further commercial zoning on Belair Road until further study. Mr. Long stated that there are many requests for commercial zoning along Belair Road. He questioned whether the subject site was suitable for a residence and admitted he would not want to purchase the

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County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 304
1111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

March 4, 1992

John B. Gontum, Esquire
914 Eastern Boulevard
Baltimore, MD 21221

RE: Case No. R-91-119
Carmelo S. DiForte, et al

Dear Mr. Gontum:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Phyllis Cole Friedman
Phyllis Cole Friedman
Administrative Assistant

encl.

cc: Nancy E. Dwyer, Esquire
Carmelo S. and Joanne M. DiForte
Mr. James Earl Kraft
Mr. & Mrs. Joseph Hejduk
Mr. & Mrs. Fred Levinsky
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy W. Kotroco
W. Carl Richards, Jr.
Pocket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

RECEIVED
MAR 5 1992
ZONING OFFICE

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Case No. R-91-119 Carmelo S. DiForte, et al 4
residential lot. Mr. Long felt that the matter would be appropriate in the Comprehensive Zoning Process, and that there was no error in the 1988 zoning issues of the site as it could be developed for residential purposes.

Various residents of the neighborhood testified to their opposition to the commercial use of the subject property. Their protests centered primarily on the existing and increasing traffic and parking difficulties along Both Avenue, which is a gateway road to their community. The commercial activity oriented to Both Avenue was viewed as a negative intrusion. A domino effect could result as the spot commercial zoning could move along Belair Road.

In response to Counsel for the Petitioner, it was acknowledged by a proponent that the Perry Hall Community Association has not taken a stance on the Documented Site Plan.

OPINION

Section 2-58.1(j)(2) of the Baltimore County Code mandates that, before any property is reclassified pursuant to this section, the Board of Appeals must find that "there has occurred a substantial change in the character of the neighborhood in which the property is located since the property was last classified, or that the last classification was in error...." Testimony in this case has centered on the appropriateness of a small residential parcel situated on a heavily-travelled highway as it passes through a predominantly residential community. The dwellings and the principal thoroughfare have been companion to each other for many years, and as recently as 1988 residential zoning (D.R. 5.5) was

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RE: PETITION FOR RECLASSIFICATION
FROM D.R. 5.5 TO B.L. ZONE
26 Corner Belair Rd. & Both Ave.
11th Election District
6th Councilmanic District
CARMELLO S. & JOANNE M. DIFORTE, et al; Zoning Case No. R-91-119 (Item 13, Cycle IV)
Petitioners

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 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 5th day of April, 1991, a copy of the foregoing Entry of Appearance was mailed to Nancy E. Dwyer, Esquire, 914 Eastern Blvd., Essex, MD 21221, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

887-2188

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**PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an S.L. zone for a Special Exception, under the zone, for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for

and (2) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of the petition, and further agree to be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract Purchaser:
(Type or Print Name)
CARMELO S. DIFORTE
Signature
Carmelo S. DiForte
Address
JOSEPH W. DIFORTE
(Type or Print Name)
JOSEPH W. DIFORTE
City and State
Baltimore, MD 21222
Attorney for Petitioner:
Nancy E. Dwyer
(Type or Print Name)
Nancy E. Dwyer
Address
814 Eastern Blvd.
City and State
Baltimore, MD 21222
Attorney's Telephone No.: 686-8274

Legal Owner(s): CARMELO S. DIFORTE
(Type or Print Name)
Carmelo S. DiForte
Signature
JOSEPH W. DIFORTE
(Type or Print Name)
JOSEPH W. DIFORTE
City and State
Baltimore, MD 21224
Address
3212 Spert Court
City and State
Baltimore, MD 21234
Home, address and phone number of legal owner, contract purchaser or representative to be contacted
Carmelo S. DiForte
Home
3212 Spert Court
City and State
Baltimore, MD 21234
Home No. 668-4783

MEMORANDUM IN SUPPORT OF AMENDED PETITION

The amended Petition for Zoning Reclassification pertains to a parcel consisting of only .16 acres. It is located at the southeast corner of Both Road and Belair Road. The Petitioner has filed a documented site plan seeking a zoning change on the property from D.R. 5.5 to S.L. as indicated on the documented plan. Although there are residentially zoned properties on the East side of Belair Road, these developments occurred prior to the contemplated road widening of U. S. Route 1, Belair Road. Belair Road at this point consists of a sixty (60) foot right-of-way, and the State Highway Administration is requiring the provision for a hundred ten (110) foot right-of-way for all new development with the contemplation that Belair Road will be widened within the next ten (10) years at this point. It will then become a six (6) lane highway. This will bring the right-of-way up to the doorstep of the subject property as well as other improved properties on the highway. On the subject property, which is one of the very few undeveloped parcels on the East side of Belair Road within a half mile, the road widening will heavily impact the scope of permissible development under today's zoning and development regulations. Several properties in the same block already have commercial or office zoning. During the 1988 zoning maps all of the properties not already so zoned in the block petitioned for rezoning.

Given the traffic flow and speed on Belair Road the road widening makes the site virtually worthless for future residential use. The new residential development across the street known as Cedarvale is buffered by a large barn and landscaping and is situated off of the road. The ability to achieve these improvements is afforded by the large size of the parcel. The subject site by way of contrast is very small and under today's zoning requirements would be located in close proximity to the rights of way on the intersection.

This is the first time that a documented use has been proposed for the site. The proposed, amended plan presents a structure very much in keeping with the residentially styled structures along both Avenue and one that is very limited in its size and scope as dictated by the size of the lot. No variances are being sought.

The use of the property is for the petitioner's business of barber shop and beauty salon with office space. The required parking is provided, but obviously the scope of operations is very narrow. A home occupation would hardly be greater in scope.

The petition represents a compromise between a commercial use and a residential character. Such a use is not permitted under the regulations but is ideally suited for this site. The residential zoning on this property is pure error. No serious planner would put a single family dwelling ten (10) feet off of a six (6) lane major thoroughfare with a forty (40) mile per hour speed limit running from Maine to Key West and call it good planning.

On the other hand planning understandably does not want to see strip commercial uses intruding on the residential neighborhood on

Both Avenue. The documented plan addresses this concern by displaying a use limited in character to be in harmony with the neighborhood.

In conclusion, we would respectfully request rezoning on the subject tract from D.R. 5.5 to S.L. as limited and permitted by the documented plan.

Respectfully submitted,
John B. Gontum
Nancy E. Dwyer
Attorneys for Petitioner

MEMORANDUM IN SUPPORT OF RECLASSIFICATION

The Petition for Zoning Reclassification pertains to a parcel of less than two tenths (0.2) of an acre located on the southeast corner of Belair Road and Both Avenue. The Petitioner is requesting a reclassification from D.R. 5.5 to S.L. It is the Petitioner's intention to amend the filed plan with a documented site plan as provided in the Baltimore County Code.

The subject site was the subject of Issue No. 5-552 during the 1988 Comprehensive Zoning Map process when S.L. zoning was requested. Although there are residentially zoned properties on the East side of Belair Road, these developments occurred prior to the contemplated road widening of Belair Road. Belair Road at this point consists of a sixty (60) foot right-of-way, and the State Highway Administration is requiring the provision for a one hundred ten (110) foot right-of-way for all new development with the contemplation that Belair Road will be widened within the next ten (10) years at this point. This road widening will bring the road up to the doorsteps of many residences. On the subject property, which is one of the very few undeveloped parcels on the East side of Belair Road within a half mile, the road widening will heavily impact the scope of permissible development under today's zoning and development regulations.

Given the traffic flow and speed on Belair Road the road widening makes the site virtually worthless for future residential use. The new residential development across the street known as Cedarvale is buffered by a large barn and is situated back off of the road. The ability to do this is afforded by the large size of that parcel. The subject site in contrast is very small and under today's zoning and development regulations any proposed house a structure might be suitable under S.L. zoning, it simply does not lend itself to residential living.

It is also possible that Baltimore County will require further improvements to the intersection of Both Avenue and Belair Road as a result of the development and these improvements would consist of further widening of Both Avenue.

The 1988 zoning maps contained requests for same rezoning for adjacent properties to non-residential use. This indicates that there is existing impact from property owners on Belair Road to achieve non-residential zoning and to be able to use their properties effectively.

In conclusion, we would respectfully request rezoning on the subject tract from D.R. 5.5 to S.L.

Respectfully submitted,
John B. Gontum
Nancy E. Dwyer
Attorneys for Petitioner

R-91-119

ZONING DESCRIPTION

for

Tico Hair Stylists

at

the southeast corner of Belair Road and Both Avenue

Beginning for the same at the southeast corner of the intersection formed by Belair Road and Both Avenue, thence running with and binding on the southeast side of Both Avenue, south 71 degrees 40 minutes east 164.74' feet, thence leaving said Both Avenue and running for lines of division the two following courses and distances, to south 49 degrees 55 minutes west 70 feet and north 68 degrees 36 minutes west 159.73 feet to the southeast side of Belair Road, thence running with and binding on the southeast side of said Belair Road north 49 degrees 55 minutes east 60 feet to the place of beginning. Containing 0.21 of an acre of land, more or less.



William N. Rayburn, P.E.
(Seal)
Md. Reg. No. 11661

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/29/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/25/91

THE JEFFERSONIAN,

S. Zake Orlean
Publisher

\$92.87

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CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHSTAR TIMES BOOSTER and the NORTHSTAR TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/25/91

NORTHSTAR TIMES BOOSTER and the
NORTHSTAR TIMES REPORTER

S. Zake Orlean
Publisher

\$92.87

5/28/91-Following parties notified of continuance on the record May 28, 1991 pending completion of a documented site plan to be submitted June 11, 1991 at 10:00 a.m.

John B. Gontrum, Esquire
Nancy E. Dwyer, Esquire
Carmelo S. DiPorte, et al
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Mastarovich
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

6/11/91 - Amended Plan / Documented site plan submitted at public hearing forwarded to Planning Board 6/14/91 (Amended petition received by Board 6/14/91).

6/19/91 - Above parties notified of hearing set for August 6, 1991 at 10:00 a.m.

8/06/91 - Hearing suspended; amendments made to documented site plan per PB recommendations of 7/18/91; documented plan w/recommended amendments to be submitted to PB to assure compliance with that body's 7/18/91 recommendations.
Transcript of PB proceedings ordered by W.H. from Sandy Slater, Towne Pot.

10/17/91 - Above parties notified of hearing set for February 18, 1992 at 10:00 a.m.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
1111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. May 28, 1991

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 RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-91-119
Item #13 IV 1990-91
CARMELLO S. DIFORTE, ET AL
SE/cor Belair Road and Soth Ave.
11th Election District
6th Councilmanic District

Reclassification from D.R.3.5 to B.L.

which was scheduled for hearing on May 28, 1991 has been continued on the record pending the completion of a documented site plan to be submitted as follows:

ASSIGNED FOR: **TUESDAY, JUNE 11, 1991 AT 10:00 A.M. (FOR PURPOSES OF SUBMITTING DOCUMENTED PLAN ONLY)**

cc: John B. Gontrum, Esquire
Nancy E. Dwyer, Esquire
Carmelo S. DiPorte, et al
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Mastarovich
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

Counsel for Petitioners
Petitioners

LindaLee M. Kussmaul
Legal Secretary

Documented Site Plan (12)
Environmental Impact (12) all submitted.
*Amended Petition
*11/11 Petition not included in transcript
*A. Dwyer says to see re submitting same. 6/14/91

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County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
1111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. June 19, 1991

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 RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-91-119
Item #13 IV 1990-91
CARMELLO S. DIFORTE, ET AL
SE/cor Belair Road and Soth Ave.
11th Election District
6th Councilmanic District
(Documented Plan submitted on 6/11/91)

Reclassification from D.R.3.5 to B.L.

ASSIGNED FOR: **TUESDAY, AUGUST 6, 1991 AT 10:00 A.M.**

cc: John B. Gontrum, Esquire
Nancy E. Dwyer, Esquire
Carmelo S. DiPorte, et al
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Mastarovich
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

Counsel for Petitioners
Petitioners

LindaLee M. Kussmaul
Legal Secretary



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
1111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. October 17, 1991

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 RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-91-119
Item #13 IV 1990-91
CARMELLO S. DIFORTE, ET AL
SE/cor Belair Road and Soth Ave.
11th Election District
6th Councilmanic District
(Documented Plan submitted on 6/11/91)

Reclassification from D.R.3.5 to B.L.

ASSIGNED FOR: **TUESDAY, FEBRUARY 18, 1992 AT 10:00 A.M.**

cc: John B. Gontrum, Esquire
Nancy E. Dwyer, Esquire
Carmelo S. DiPorte, et al
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Lawrence E. Schmidt
Timothy H. Kozroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration

Counsel for Petitioners
Petitioners

LindaLee M. Kussmaul
Legal Secretary

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Baltimore County Government
Zoning Commission
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

May 8, 1991

887-3353

Nancy E. Dwyer, Esquire
814 Eastern Blvd
Kearse, MD 21221

RE: Item No. 13
Case No. R91-119
Petitioner: Carmelo S. DiPorte
Reclassification Petition

Dear Mr. Dwyer:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or use and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before May 28, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

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R91-119
Nancy E. Dwyer
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

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

JED:jw

Enclosures

cc: Mr. & Mrs. Carmelo S. DiPorte
3212 Spert Court
Baltimore, MD 21234

Baltimore County Government
Zoning Commission
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

31st day of August, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

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

Petitioner: Carmelo S. DiPorte, et al
Petitioner's Attorney: Nancy E. Dwyer



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 29, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
At: James Dyer

Re: Baltimore County
Carmelo S. & Jeanne
Diforte Property
Zoning Reclassification Cycle IV
Case No. R 91-119
E/S Belair Road
US 1 N
at Soth Avenue

Dear Mr. Haines:

We are writing you as a follow-up to our October 24th letter concerning right-of-way requirements along Belair Road.

Currently, our Belair Road improvements are in the design stage and the future 110' right-of-way on Belair Road appears acceptable; however, this is tentative and subject to change.

Also, we recommend all access to this property be by way of Soth Avenue and not Belair Road.

If you have any questions, please contact Larry Brucato (333-1350).

Very truly yours,

John Costabile
John Costabile, Chief
Engineering Access Permits
Division

L.BH

cc: Ruffin and Associates Inc.
Mr. J. Cyle

RECEIVED
NOV 7 1990
ZONING OFFICE

My telephone number is (301) 333-1350
333-1350
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-592-5883 Baltimore Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0777

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SEPTEMBER 10, 1991

(301) 887-4500

October 24, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Carmelo S. & Joanne
DiForte Property
Zoning Reclassification
Cycle IV
Case No. R-91-119
R/S Belair Road
(Route 1-N) and
South Avenue

Dear Mr. Haines:

We have received the proposal for a change in zoning from D.R. 5.5 to B.L. and have the following comment:

We have forwarded this plan to our Design Section to determine our right-of-way requirements in conjunction with our Belair Road improvements. We will forward you their comments when they are received.

Also, we strongly recommend all access to this property be by way of South Avenue and not Belair Road.

If we can be of further assistance, please contact Larry Brocato at (301) 333-1350.

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LB:mas

cc: Bafitis & Assoc., Inc.
Mr. J. Ogile

RECEIVED
ZONING OFFICE
OCT 25 1990

My telephone number is (301) 333-1350 (Fax: 333-1041)

333-7555 Baltimore Metro - 685-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. William Hackett
Page 2
August 8, 1991

Also, because making a left turn onto Belair Road is very difficult at times, it can be expected that traffic from the site wishing to go south on Belair Road will take South Avenue to Smith Avenue, go south to Joppa Road and turn right and then come out onto Belair Road at the existing signal at that location. Thus, extra traffic could be generated thru the adjoining residential community.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEM/lvd

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: REVISED PLANS WERE RECEIVED FOR

Location:
Item No: R-91-119 Zoning Agenda: SEPTEMBER 10, 1991

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *William T. Hackett* Noted and Approved *W. Brady*
Planning Section Fire Prevention Bureau
Special Inspection Division

JF/KEK

92-1111 61 425 16
STANDARD & BARNES
OCT 25 1991

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

P. David Fields, Director
Office of Planning & Zoning
TO: Attention: Jeffrey Long Date: June 14, 1991

FROM: Arnold G. Foreman, Acting Chairman
County Board of Appeals

SUBJECT: Documented Site Plan --
Case No. R-91-119 /Carmelo S. DiForte, et al

Pursuant to the appropriate sections of the Baltimore County Code and a public hearing on June 11, 1991, we are transmitting to you a copy of the documented site plan submitted to the County Board of Appeals. We are also forwarding to you a copy of the attendant documentation also submitted to the Board. This amended plan is being forwarded to you for processing with the Baltimore County Planning Board.

By copy of this memorandum, we are also forwarding ten copies of this documented site plan and a copy of the Amended Petition for Zoning Reclassification to the Zoning Office.

Arnold G. Foreman
Arnold G. Foreman

Attachment (1 copy of Documented Site Plan /Amended Petition)

cc: Pat Keller
W. Carl Richards, Jr. w/10 copies of Documented Site Plan
and 1 copy of Amended Petition

MICROFILMED

401 Bosley Avenue Suite 405
Towson, MD 21204

August 9, 1991

887-5554
Fax 887-5784

Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Classification Cycle IV	October 1990 - April 1991
Property Owner:	Carmelo S. & Joanne R. DiForte
Case No./Hearing Date:	R-91-119; May 28, 1991
Location:	S.E. corner Belair Road & South Avenue
Existing Zoning:	D.R.-5.5
Election District:	11th
Councilmanic District:	6th
Acre:	0.21
Proposed Zoning:	B.L.

REVISED COMMENTS

Dear Mr. Hackett:

The existing D.R.-5.5 zoning for this site can be expected to generate approximately 12 vehicle trips per day. The proposed B.L. zoning for this site can be expected to generate approximately 105 vehicle trips per day.

At the current time, southbound left turns from Belair Road into South Avenue must be made from the left thru lane of travel, creating a traffic blockage in this lane (Belair Road is marked as four lanes wide in this area). Any usage which would increase traffic onto South Avenue would be undesirable for this reason. The State Highway Administration is planning to widen this portion of Belair Road to three lanes in each direction with a protected southbound left-turn lane and median opening into South Avenue. This project is currently scheduled for advertisement in July 1994.

With the proposed driveway and existing parking restrictions, parking will be prohibited along most of the frontage of the property. Because of the small parking lot, any significant overflow of parking will occur adjacent to neighboring properties.

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

P. David Fields, Director
Office of Planning & Zoning
TO: Attention: Jeffrey Long Date: August 7, 1991

FROM: William T. Hackett, Chairman
County Board of Appeals

SUBJECT: Amendments to Documented Site Plan --
Case No. R-91-119 /Carmelo S. DiForte, et al

Pursuant to the appropriate sections of the Baltimore County Code and a public hearing on August 6, 1991, we are transmitting to you a copy of the amended documented site plan submitted to the County Board of Appeals. This amended plan is being forwarded to you for processing with the Baltimore County Planning Board. This Board's only concern is whether or not the attached amended plan is in agreement with the Planning Board's recommendations adopted on July 18, 1991.

By copy of this memorandum, we are also forwarding ten copies of this documented site plan to the Zoning Office.

William T. Hackett
William T. Hackett

Attachment (1 copy of amended Documented Site Plan)

cc: Pat Keller
W. Carl Richards, Jr. w/10 copies of amended Documented Site Plan

RECEIVED
AUG 8 1991
By: *ocj*

8-21-91
TC to John Goutroux. On vacation - Nancy is handling case. She'll return the call.
8-22-91
TC to Nancy. Will call client & get check to me ASAP.
8-30-91
TC to Nancy. Told to her secretary. She has Nancy's check today on Monday.

5 to Carl 8/18/91
5 to " 8/19/91

Carl - Will get other 5 copies to you tomorrow
K. More ok

MICROFILMED



Baltimore County, Maryland

PEOPLE'S COUNCIL
Baltimore County Government Center, Room 407, Courthouse
400 Washington Avenue
TOWSON, MARYLAND 21204
EST. 1967

PHYLLIS COLLIER FREEMAN
People's Counsel

March 5, 1992

PETER MAX ZIMMERMAN
Deputy People's Counsel

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 407, Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: Carmelo S. DiForte, et al., Petitioners
Zoning Case No. R-91-119

Dear Chairman Hackett:

We are in receipt of the Board of Appeals Opinion dated March 4, 1992 in this case. We appreciate that the Board accepted our position that there was no error in the 1988 Comprehensive Zoning of this property. We would like to clarify, however, a point regarding the testimony of Jeffrey Long of the Office of Planning and Zoning. The Opinion states on page 4,

"Mr. Long felt that the matter would be appropriate in the Comprehensive Zoning Process, and that there was no error in the 1988 zoning issues of the site as it could be developed for residential purposes."

We trust that the Board meant to say that Mr. Long testified that the matter would be appropriate for consideration in the 1992 Comprehensive Zoning Process, and not that commercial zoning would successfully be appropriate. Of course, in the comprehensive zoning process, the County Council can consider a number of zoning categories - not only residential and commercial, but also various new office and residential-office categories.

I hope that the Board and Office of Planning and Zoning find that this letter is of assistance in clarifying any possible question of interpretation about Mr. Long's testimony. Thank you for your attention.

Very truly yours,
Peter Max Zimmerman
Deputy People's Counsel

cc: Nancy E. Dwyer, Esquire
Jeffrey Long, OZ

PMJ:sh

LAW FIRM
ROMADZKA
GONTHWA
HARRISMAN P.A.
ESSEX, MARYLAND

W/NOFILMED

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

CARMELO S. DIFORTE * BOARD OF APPEALS
and JOANNE DIFORTE * CASE NUMBER:
Appellants * 91-119
* * * * *

PETITION

William T. Hackett, Chairman:

Please issue a subpoena for C. RICHARD MOORE, Chief of Traffic Engineering, Baltimore County, in the above-captioned case, to appear at the hearing to be held February 18, 1992 at 10:00am.

JOHN B. GONTHWA, Esquire
ROMADZKA, GONTHWA & McLAUGHLIN
814 Eastern Boulevard
Baltimore, Maryland 21221
(410) 686-8274

SERVED on this 13 day of
February, 1992.

County Board of Appeals

5-1119-01-03225

W/NOFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 407
Towson, Maryland 21204
(301) 887-3354

November 23, 1990

Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Classification Cycle IV
Property Owner: Carmelo S. & Joanne M. DiForte
Case No./Hearing Date: R-91-119, May 28, 1991
Location: S.E. corner Belair Road & 80th Ave.
Existing Zoning: D.R.-5.5
Election District: 11th
Councilmanic District: 6th
Acres: 0.21
Proposed Zoning: B.L.

Dear Mr. Hackett:

The existing D.R.-5.5 zoning for this site can be expected to generate approximately 12 vehicle trips per day. The proposed B.L. zoning for this site can be expected to generate approximately 105 vehicle trips per day.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF/LW

RECEIVED
NOV 28 1990
ZONING OFFICE

W/NOFILMED

Baltimore County
Fire Department
Fire Department
700 East Joppa Road, Suite 301
Towson, Maryland 21204-6500
(301) 887-4500
Paul H. Reiche
Chief

OCTOBER 12, 1990

Dennis F. Barrington
County Executive

J. Robert Holmes
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CARMELO S. AND JOANNE N. DIFORTE
Location: SE/COB BELAIR ROAD AND 80TH AVENUE
Item No.: R-91-119 Zoning Agenda: OCTOBER, 1990 - APRIL, 1991
Circulation:

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

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", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

W/NOFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Office of the Zoning Director DATE: April 6, 1992

FROM: LindaLee M. Russmuel
County Board of Appeals

SUBJECT: Closed File
Case No. R-91-119 (Carmelo S. DiForte, et al.)

As no further appeals have been taken regarding the subject case, we have closed the file and are returning same to you herewith.

Linds

Attachment

401 Bosley Avenue
Towson, MD 21204

887-3211

July 25, 1991

TO: William T. Hackett, Chairman
County Board of Appeals

FROM: P. David Fields, Secretary
County Planning Board

SUBJECT: Case No. R-91-119
(DiForte property)

At the regular monthly meeting on July 18, 1991, the enclosed July 2, 1991 staff report was adopted to constitute a report by the Planning Board recommending conditional approval of the Petition in Case No. R-91-119.

P. David Fields

FOR/TO/PH
HACKETT/TATPHH

Enclosure

Baltimore County Government
Planning Board



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Members of the Baltimore County Planning Board DATE: July 2, 1991

FROM: Arnold F. (Pat) Keller, III, Deputy Director
Office of Planning and Zoning

SUBJECT: Documented Site Plan
Case No. R-91-119/Carmelo S. and Joanne M. DiForte

Pursuant to Section 2-58-1(m) of the Baltimore County Code, an amended site plan was referred by Board of Appeals to the director of the Office of Planning and Zoning. Following consideration by this office, a recommendation regarding the above-mentioned case is offered herewith.

Arnold F. (Pat) Keller, III
Deputy Director

APR/IL/OW
SITESPLAN.4/CYCLE

CASE NO. R91-119

CYCLE IV, ITEM 13

PETITIONER:

Carmelo S. and Joanne M. DiForte

REQUESTED ACTION:

Reclassification to B.L. (Business Local)

EXISTING ZONING:

D.R.5.5 (Density Residential)

LOCATION:

S.E. corner of Belair Road and 80th Avenue

AREA OF SITE:

0.21 acre

ZONING OF ADJACENT PROPERTY/USE:

North - R.O., Residential
South - D.R.5.5, Residential
East - D.R.5.5, Residential
West - D.R.5.5, Residential

SITE DESCRIPTION:

The site is generally flat and unimproved. The site has frontage on Belair Road and 80th Avenue.

PROPERTIES IN THE VICINITY:

With the exception of the R.O. zoned property at the northeast corner of Belair Road and 80th Avenue, all of the surrounding land is zoned D.R.5.5. Single-family dwellings are located immediately to the north, east, and south. To the west, a residential development (Cedarvale Farm) is currently under construction on the other side of Belair Road. This development will consist of single-family detached houses and townhouses.

WATER AND SEWERAGE:

The parcel is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

RECEIVED
JUL 10 1992
ZONING OFFICE

W/NOFILMED

01-6 HW 92 W/16
STAFF REPORT
0.1/234

2-91-119 Petitioner 3

TRAFFIC AND ROAD:

Belair Road is a 4-lane arterial highway. Both Avenue is a residential street. The State Highway Administration plans to reconstruct Belair Road to provide three traffic lanes in each direction. This project is not presently included in SMA's Construction Program and therefore, it is unknown when construction will begin.

PERMIT REQUEST:

The property has been zoned D.R.S.3 since prior to 1974, and was considered as an area for reclassification to R.L. both during the Comprehensive Zoning Map Process of 1984 (see Items 49-55) and as a case before the Board of Appeals in 1986 (see Case No. R-87-102). In both cases the request was denied.

PERMIT PLAN/COMPREHENSIVE PLANS:

The site is located in the Perry Hall-White Marsh growth area. It is designated "low density urban residential" on the Eastern Sector Land Use Plan map. Additionally, the Baltimore County Master Plan states, "Pending the completion of a corridor plan, the county will continue to resist requests to extend commercial zoning along Belair Road except in situations where the proposal would clearly be in the public interest by demonstrably improving the appearance and traffic flow on Belair Road."

PROPOSED VS. EXISTING ZONING:

The regulations for D.R. zones may be found in Section 1201.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.). Regulations governing the R.L. zones may be found in Section 130 of the B.C.Z.R.

The R.L. zone allows a wide range of uses such as retail, office, restaurant, bank, and service facilities. Density is regulated by a floor area ratio of 1.0. Building height is limited to 40 ft. or by height limit. Setbacks include front yards not less than 10 ft. or the average setback of the existing uses and present use. The side setback is the same as the adjacent residential zone and rear setbacks are 20 ft. when the use is adjacent to a residential zone.

DOCUMENTED SITE PLAN

The documented site plan proposes a one-story, 1130-square foot building with a pitched (gabled) roof. Off-street parking will be provided for five cars. Vehicular access to the parking area will be from South Avenue. The building and parking area will be screened from adjacent residential properties to the south and the east by a row of evergreen trees.

A floor plan is shown which indicates the interior area of the building's first floor will contain a 310-square foot barber shop, two 110-square foot offices, and a 110-square foot hall. A basement will be provided for utility room and storage purposes. Elevation drawings are provided and indicate that the exterior building materials to be constructed will be a combination of brick and stone being small. A freestanding business sign for the barber shop is proposed to be located on the site along Belair Road. The sign will have two faces and the area of each face will be 12 square feet.

OFFICE OF PLANNING AND ZONING RECOMMENDATION

Staff is generally reluctant to support this type of zoning change. The character of the community located to the east of the petitioner's site is residential in nature and is a sound, stable community.

The growth and development of the Belair Road corridor has necessitated the proposed expansion and use of Belair Road, a 4-lane highway. This expansion has resulted in the need to dedicate a significant portion of the petitioner's front yard along Belair Road to the State Highway Administration. In order to preserve the residential character of the surrounding community and provide for a site layout and development that is sensitive to this character, the most appropriate mechanism to achieve this goal is the documented site plan.

Based upon the analysis conducted and information provided, staff recommends in favor of the petitioner's request subject to the following conditions:

1. The overall uses and square footage of the building should be reduced in order to ensure that the residential character of the area is maintained.
2. The architecture and building materials should be sensitive to the surrounding buildings. Architecturally, the building should be designed to front along Belair Road. Materials

should include a brick treatment similar to adjacent buildings.

3. Landscaping should be adequate to 1) buffer adjoining buildings, and 2) provide street trees along Belair Road and South Avenue. Parking spaces should be shifted toward Belair Road to provide a greater buffer to the adjacent residence.
4. Uses within this structure should be limited to a barber shop, storage, and minimal office space.
5. No more than three chairs shall be permitted in association with the barber shop.

CYCH091-119/CYCLE

401 Bayley Avenue
Towson, MD 21204

Baltimore County Governments
Planning Board

October 4, 1991

TO: William T. Mackett, Chairman
County Board of Appeals
FROM: F. David Fields, Secretary
County Planning Board
SUBJECT: Case No. R-91-119
(DiForte property)

In response to the August 7, 1991 letter from the County Board of Appeals, the County Planning Board has reviewed the amendments to the documented site plan in the DiForte case and has determined that the amendments are in agreement with the conditional approval recommended by the Planning Board on July 19, 1991.

The Planning Board voted, at its special meeting on October 3, 1991 to affirm its July 19th recommendation that the Petitioner's request be granted.

P. David Fields
F. David Fields

FOR/TO/s/s
DIFORTE/STPM

cc: John B. Contrum, Esq.
Phyllis Cole Friedman, Esq.

CY-6 N 9-10016

STW/RAV 30 SEVEN ALMOOD
C9A8333

MICROFILMED

CARMELLO S. DIFORTE, ET AL.
88/Cor Belair Road & South Ave.
11th Election District
4th Councilmanic District

88-91-119 (90-
Item 613, Cycle IV, 1991
11th Election District
4th Councilmanic District

D.R.-5.3 to R.L.

.21 acres

August 31, 1990 Petition filed.

* HENRY E. DYER, Esquire
814 Eastern Boulevard
Essex, Maryland 21221
Counsel for Petitioners

Carmelo S. DiForte and Joanne M. DiForte
3212 Sperr Court
Baltimore, Maryland 21234
Petitioners

James Earl Kraft
Baltimore County Board of Education
940 York Road
Towson, Maryland 21204

Phyllis C. Friedman, Esquire
People's Counsel for Baltimore
County

F. David Fields
Pat Keller
J. Robert Naino
Ana M. Mastarovich
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

PERRY HALL IMPROVEMENT ASSOCIATION, INC.

RESOLVED: That at the PERRY BOARD meeting of the
PERRY HALL IMPROVEMENT Association held on JANUARY 3
19 91, it was decided by the Association that responsibility
for review and action on all zoning matters for the period
JANUARY TO DECEMBER, 1991, be placed in the (Board of Directors)
(Zoning Committee) consisting of the following members:

DONALD S. MCMAHON, PRESIDENT
KEITH KOVAC, VICE-PRESIDENT
MICHELLE MOSLEY, RECORDING SECRETARY
NOLAN STALLER, CORRESPONDING SECRETARY
BARBARA MILLER, TREASURER

BOARD OF DIRECTORS

KATY MARTIN SUSAN VON LINDENBERG ERNA WILSON
KATHY PHILLIPS EDWARD WATTS

AS WITNESS OUR HANDS AND SEAL THIS SIXTY DAY OF JUNE

19 91

ATTEST: PERRY HALL IMPROVEMENT ASSOCIATION, INC.

Michelle Mosley
Secretary

Donald S. McMahon
President

SOUTH OF BALTIMORE
Baltimore County, MD

TO WHOM:

I hereby swear upon penalty of perjury that I am currently
a duly elected member of the Board of Directors (Zoning Committee)
of the PERRY HALL IMPROVEMENT Association, Inc.

MYSELF:

Michelle Mosley
Secretary

Donald S. McMahon
President

PERRY HALL IMPROVEMENT ASSOCIATION

RESOLVED: That the position of the PERRY HALL IMPROVEMENT
Association as adopted by the (Board of Directors) (Zoning Committee)
on the zoning matter known as:

CASE #R-91-119

Carmelo S. DiForte and Joanne M. DiForte

Is that: The request be denied (see attached letter)

AS WITNESS OUR HANDS AND SEAL THIS SECOND DAY OF MAY
19 91

ATTEST:

Michelle Mosley
Secretary

PERRY HALL IMPROVEMENT ASSOCIATION

Donald S. McMahon
President

LETTER
ROMANINA, CHRISTENSEN & BERNEGIAN
ATTORNEYS AT LAW
1000 EIGHTH STREET
SUITE 200
BETHESDA, MARYLAND 20814
TEL: 301-271-1111
FAX: 301-271-1112

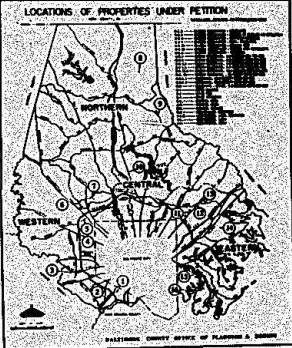
00-1119 01 MAY 16

MICROFILMED

THE BALTIMORE
BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV



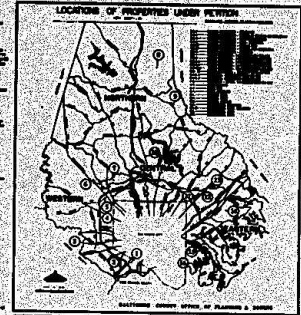
DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF
WILLIAM HACKETT,
BALTIMORE COUNTY BOARD OF APPEALS AND
P. DAVID PULLEN,
DIRECTOR OF PLANNING AND ZONING

PUBLIC NOTICE

DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV



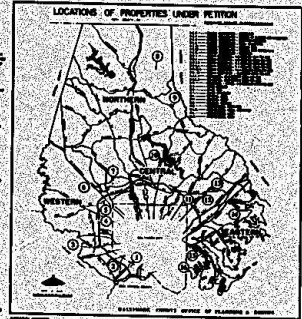
DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF
WILLIAM HACKETT,
BALTIMORE COUNTY BOARD OF APPEALS AND
P. DAVID PULLEN,
DIRECTOR OF PLANNING AND ZONING

PUBLIC NOTICE

DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV



DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV

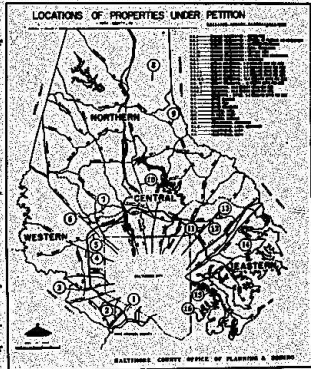
LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF
WILLIAM HACKETT,
BALTIMORE COUNTY BOARD OF APPEALS AND
P. DAVID PULLEN,
DIRECTOR OF PLANNING AND ZONING

THE JEFFERSONIAN
BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

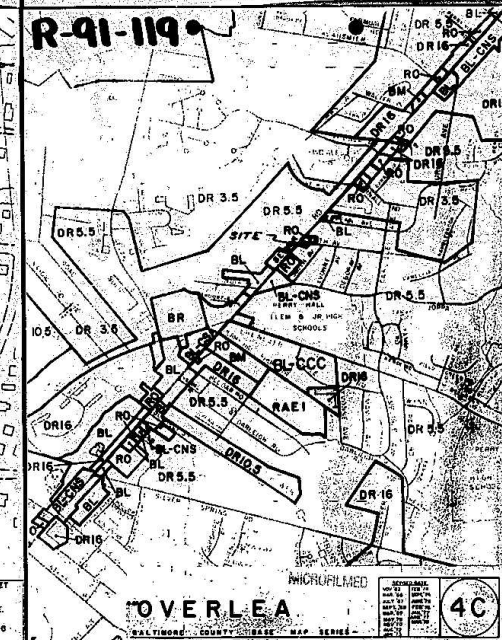
DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV



DECLASSIFICATION AND DESTRUCTIVE PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1988 -
APRIL, 1989 DURING DECLASSIFICATION CYCLE IV

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF
WILLIAM HACKETT,
BALTIMORE COUNTY BOARD OF APPEALS AND
P. DAVID PULLEN,
DIRECTOR OF PLANNING AND ZONING





Maryland Department of Transportation
State Highway Administration

Richard H. Traister
Secretary
Hal Kessell
Commissioner

October 29, 1990

Re: Baltimore County
Carmen S. & Joanne
Difore Property
Zoning Reclassification Cycle 17
Case No. R-91-119
220 Belair Road
US 1 N.
at South Avenue

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

Dear Mr. Haines:

We are writing you at a follow-up to our October 24th letter concerning right-of-way requirements along Belair Road.

Currently, our Belair Road improvements are in the design stage and the future 110' right-of-way on Belair Road appears acceptable; however, this is tentative and subject to change.

Also, we recommend all access to this property be by way of South Avenue and not Belair Road.

If you have any questions, please contact Larry Ducas (333-1350).

Very truly yours,

John C. Cantello
John C. Cantello, Chief
Engineering Access Permits
Division

LDB

cc: Belair and Associates Inc.
Mr. J. Ogle

MICROFILMED

112 333-1350
My telephone number is (301) 333-1350

15 JUL 24 1991
COUNTY BOARD OF APPEALS
RECEIVED
119 Petitioners 5

July 25, 1991

Mr. William T. Hackett
Board of Appeals
Room 8315, County Office Building
Towson, MD 21204

Re: Case R-91-119

Dear Mr. Hackett:

Please deny the petition for reclassification of zoning from D.R.5.5 to B.L. at the Southeast corner of Both Avenue and Belair Road. This would only increase parking, traffic flow and congestion along Both Avenue and the intersection at Belair Road. I believe this neighborhood and section of our community should stay Residential and not be changed to Business Local zoning.

Please do not let this petition for Spot Zoning be approved.

Thank you.

Charles D. Nelson
4244 1st Ave

cc: Board Members

10 JUL 24 1991
COUNTY BOARD OF APPEALS
RECEIVED

MICROFILMED

July 25, 1991

Mr. William T. Hackett
Board of Appeals
Room 8315, County Office Building
Towson, MD 21204

Re: Case R-91-119

Dear Mr. Hackett:

We have lived at 4208 Both Avenue for 14 years, and we are proud to be residents of the Perry Hall Community. Perry Hall is a residential community that has been growing much too fast. There are housing developments opening all of the time, but they are within the zoning of D.R.5.5 as is my neighborhood.

There is a petition before you for a zoning reclassification (case R-91-119). The Board of Appeals considered this petition once before in 1986. At that time, the board denied the petition to change the zoning of the property on the corner of Both Avenue and Belair Road from D.R.5.5 to B.L. The board stated, "that there was no evidence before it that indicated any change in the character of the neighborhood in the immediate area. The corridor plan to widen Belair Road has not been completed, approved or finalized. The character of the neighborhood has even turned more to residential by building the Cedaride Farm development right across Belair Road from the petitioner's property."

The traffic at the end of our street at the intersection of Both Avenue and Belair Road is already busy with resident cars and cars trying to take a short cut to Joppa Road (East), cutting off the traffic light at Joppa Road and Belair Road just to the South. This petition for rezoning to B.L. for a barber shop and offices would increase traffic onto Both Avenue. We have three small children, seven, four and two years old. We didn't want to raise our children just 50 yards from a commercial business and be exposed to the increased traffic. We also worry about children crossing Both Avenue at Belair Road going to Perry Hall Elementary School just to the South on Belair Road. We would hate to think traffic trying to turn into Both Avenue to get a hair cut would interfere with the school children trying to cross the road without a traffic guard. With limited parking on the property, the only place to park is along both sides of Both Avenue adding to the congestion.

MICROFILMED

July 25, 1991

Mr. William T. Hackett
Board of Appeals
Room 8315, County Office Building
Towson, MD 21204

Re: Case R-91-119

Dear Mr. Hackett:

Please deny the petition for reclassification of zoning from D.R.5.5 to B.L. at the Southeast corner of Both Avenue and Belair Road. This would only increase parking, traffic flow and congestion along Both Avenue and the intersection at Belair Road. I believe this neighborhood and section of our community should stay Residential and not be changed to Business Local zoning.

Please do not let this petition for Spot Zoning be approved.

Thank you.

Geraine Swede
Joseph Swede

cc: Board Members

10 JUL 24 1991
COUNTY BOARD OF APPEALS
RECEIVED

Page 2
continued

The proposed barber shop is not needed by the community. We already have over 14 Barber Shops or Hair Salons in Perry Hall. We DON'T NEED ANOTHER!

One last item: a house could be built on the property keeping the community and this section of Belair Road residential and not allow continuous strips of commercial business to erode our neighborhood. Please don't allow this petition for SPOT ZONING.

We know you will base your decision on what is right for the residents and the community.

Thank you.

Joseph R. Hejduk, Jr.
Joseph R. Hejduk, Jr.
Brenda R. Hejduk
Brenda R. Hejduk

cc: Board Members

July 25, 1991

Mr. William T. Hackett
Board of Appeals
Room 8315, County Office Building
Towson, MD 21204

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Please do not let this petition for Spot Zoning be approved.

Thank you.

Margaret Lownsky
Phil Lownsky

cc: Board Members

10 JUL 24 1991
COUNTY BOARD OF APPEALS
RECEIVED

July 25, 1991

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Board of Appeals
Room 8315, County Office Building
Towson, MD 21204

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Please do not let this petition for Spot Zoning be approved.

Thank you.

Rene M. Hillman

cc: Board Members

15 JUL 24 1991
COUNTY BOARD OF APPEALS
RECEIVED

MICROFILMED

July 25, 1991

Mr. William T. Hackett
Board of Appeals
Room 8315, County Office Building
Towson, MD 21204

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Please do not let this petition for Spot Zoning be approved.

Thank you.

L. Hadzick

cc: Board Members

10 JUL 24 1991
COUNTY BOARD OF APPEALS
RECEIVED

July 25, 1991

Mr. William T. Hackett
Board of Appeals
Room #315, County Office Building
Towson, MD 21204

Re: Case #R-91-119

Dear Mr. Hackett:

Please deny the petition for reclassification of zoning from D.R.5.5 to B.L. at the Southeast corner of Both Avenue and Belair Road. This would only increase parking, traffic flow and congestion along Both Avenue and the intersection at Belair Road. I believe this neighborhood and section of our community should stay Residential and not be changed to Business Local zoning.

Please do not let this petition for Spot Zoning be approved.

Thank you.

cc: Board Members

W. S. Hackett
4212 5th Ave. 21236

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

July 25, 1991

Mr. William T. Hackett
Board of Appeals
Room #315, County Office Building
Towson, MD 21204

Re: Case #R-91-119

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Please do not let this petition for Spot Zoning be approved.

Thank you.

cc: Board Members

W. S. Hackett
4417 5th Ave.
Baltimore, MD 21236

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

July 25, 1991

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Board of Appeals
Room #315, County Office Building
Towson, MD 21204

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Thank you.

cc: Board Members

W. S. Hackett
4418 5th Ave.
Baltimore, MD 21236

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

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19 JUL 5 5-30W 16
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TOWSON, MD

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4212 5th Ave. 21236

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

July 25, 1991

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Please do not let this petition for Spot Zoning be approved.

Thank you.

cc: Board Members

W. S. Hackett
Carolyn R. Bell

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

July 25, 1991

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Board of Appeals
Room #315, County Office Building
Towson, MD 21204

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Carolyn R. Bell

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

July 25, 1991

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W. S. Hackett
Carolyn R. Bell

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

19 JUL 5 5-30W 16
STEWART COUNTY BOARD OF APPEALS
TOWSON, MD

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

Re: DiForte

Dear Members of the Board:

I have reviewed the Proposal for re-zoning the DiForte property on the southeast corner of 80th Avenue and Belair Road, and I am in support of the request.

Susana Carabello
NAME
Viviane Carabello
ADDRESS
9227 BELAIR RD.

1. RA Harding 7 Wood Oak Ct 21236
2. 1. gino 11111 11111 21236
3. Victor Brown 11111 Chesapeake Rd 21236
4. Nancy 4112 11111 Rd 21236
5. Time Shank 13 11111 Ct 21236
6. Michael Shank 13 11111 Ct 21236
7. Magaret Appen 9105 Belair Ave 21236
8. 11111 11111 11111 11111 21236
9. 11111 11111 11111 11111 21236
10. 11111 11111 11111 11111 21236

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

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I have reviewed the Proposal for re-zoning the DiForte property on the southeast corner of 80th Avenue and Belair Road, and I am in support of the request.

Susana Carabello
NAME
Viviane Carabello
ADDRESS
9227 BELAIR RD.

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

Re: DiForte

Dear Members of the Board:

I have reviewed the Proposal for re-zoning the DiForte property on the southeast corner of 80th Avenue and Belair Road, and I am in support of the request.

11111 11111
NAME
11111 11111 Rd
11111 11111 Rd
11111 11111 Rd
ADDRESS
11111

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

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11111 11111
NAME
11111 11111 Rd
11111 11111 Rd
ADDRESS
11111

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

Re: DiForte

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ANTONIO E. CARIELLO
NAME
Antonio E. Carielo
ADDRESS
9227 BELAIR RD. BALT. MD
21236

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

Re: DiForte

Dear Members of the Board:

I have reviewed the Proposal for re-zoning the DiForte property on the southeast corner of 80th Avenue and Belair Road, and I am in support of the request.

James A. Carr
NAME
9227 Belair Rd
Baltimore Rd 21236
ADDRESS

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

Re: DiForte

Dear Members of the Board:

I have reviewed the Proposal for re-zoning the DiForte property on the southeast corner of 80th Avenue and Belair Road, and I am in support of the request.

J. Gall
NAME
11111 Belair Rd
ADDRESS

Board of Appeals of Baltimore County
110 W. Chesapeake Ave.
Towson, MD 21204

Re: DiForte

Dear Members of the Board:

I have reviewed the Proposal for re-zoning the DiForte property on the southeast corner of 80th Avenue and Belair Road, and I am in support of the request.

James G. Carabela
NAME
9219 Belair Rd.
ADDRESS

31-8-85
 FIVE FIVE & BARBERS SHOP.
 4912 Kennedy Ave.
 4400 Fullerton St 12126
 3800 West 2nd Ave - 2108
 7025 Main Ave Apt 2127
 7474 21st Ave 51236
 3344 W. 2nd Ave 21234
 4400 Fullerton St 12126
 Caroline Kauffman 21236

Mary Wheat - 3101 E. 8th Ave
 Mary Wheat - 9004 Thomas Rd.
 Beth Johnson 3101 E. 8th Ave 21204
 Patti Morrow 4327 Glenwood Ave 21204
 Fern Dillman 7828 Glenwood Ave 21204
 Bob Wheat 9944 Dearborn 21204
 Janet Webb " "
 John Long 3807 Franklin 21204
 Elizabeth Long " "
 Thomas P. Bush " "

This corner, zoned residential for many years, is being submitted for a zoning change to Business Local (Zoning Reclassification petition: R-91-119, cycle 4, item 13). It is surrounded by residential developments on both sides of Belair Road. The Master Plan for Baltimore County states on page 117 that: "Pending the completion of a corridor plan, the County will continue to resist requests to extend commercial zoning along Belair Road except in situations where the proposal would clearly be in the public interest by demonstrably improving the appearance and traffic flow on Belair Road." We, the undersigned, believe that this change, by this definition, would not be in the public interest and therefore we support the goals of the Master Plan and the denial of the zoning change to Business Local.

Name	Address
<i>Alfred W. Miller</i>	7257 Bond Street St. Joseph, Mo.
<i>Alvin Miller</i>	64 Williams Court Eastman
<i>P. LeRoy Dierman</i>	912 Adams Road, Baltimore, Md.
<i>Paul E. Miller</i>	" " " "
<i>Margaret Kennedy</i>	42-5 52nd Ave. 212-36
<i>Fred Lisovsky</i>	4205 50TH AVE.
<i>Eva Davis</i>	4209 52nd Ave
<i>Charles E. Davis</i>	4209 52nd Ave
<i>Margaret Davis</i>	4209 52nd Ave

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Name	Address
Sharon Koplowitz	1323 13th Ave 21236
Dorcas E. Norris	4200 Parkleigh Rd.
Dorothy J. Rostowski	4607 Loch Ave
Sharon J. Rostowski	4607 Loch Ave.
Sharon L. Copner	9118 South Ave.
Guadalupe C. San Nery	4305 50th Ave.
Patricia M. Bontje	4105 50th Ave.
Conita Pangel	9114 50th Ave.
Ruth M. Mankowski	9115 South Ave.

This corner, zoned residential for many years, is being asked for a zoning change to Business Local (Zoning Reclassification petition R-91-119, cycle 4, item 13). It is surrounded by residential development on both sides of Belair Road. The Master Plan for Baltimore County states on page 117 that, "Pending the completion of a corridor plan, the County will continue to reject requests to extend commercial zoning along Belair Road except in situations where the proposed would clearly be in the public interest by demonstrably improving the appearance and traffic flow on Belair Road." We, the undersigned, believe that this change, by its definition, would not be in the public interest and therefore we support the goals of the Master Plan and the denial of the zoning change to Business Local.

Mr. & Mrs. R.C. Hines	9101 Smith Ave
Christine & Robert Helle	9108 Smith Ave
Norma M Joyce	9104 Smith Ave
Alvin & Barbara J. Brink	9107 Smith Ave
Mr. & Mrs. Elmer J. Karbonyer	9100 Smith Ave
Mr. & Mrs. John K. Street	9112 SMITH AVE
Karl Fischer	9109 SMITH AVE
Virginia Hancock	9119 Smith Ave
Latheon Trampen	9110 Smith Ave

This corner, zoned residential for many years, is being submitted for a zoning change to Business Local (Zoning Reclassification petition R-91-119, cycle 4, item 13). It is surrounded by residential development on both sides of Belair Road. The Master Plan for Baltimore County states on page 117 that, "Pending the completion of a corridor plan, the County will continue to resist requests to extend commercial zoning along Belair Road except in situations where the proposal would clearly be in the public interest by demonstrably improving the appearance and traffic flow on Belair Road." We, the undersigned, believe that this change, by this decision, would not be in the public interest and therefore we support the goals of the Master Plan and the denial of the zoning change to Business Local.

Alfred F. Johns	917 Smith Ave
Name	Address
John M. Johns	919 Smith Ave
Name	Address
Shirley S. Silligate	919 Smith Ave
Name	Address
Stephen Silligate	919 Smith Ave
Name	Address
Wendell Richards	911 Smith ave.
Name	Address
Larry M. Richer	911 Smith ave.
Name	Address
Edw. A. Winter	913 Smith Ave.
Name	Address
Robert O. Winters	913 Smith Ave.
Name	Address
George G. Norris	4200 Darleigh Rd.
Name	Address

"This corner, accord evidence for many years, is being submitted for a zoning change to Business Local (Zoning Reclassification petition: 18-9119, cycle 4, item 13). It is surrounded by residential developments on both sides of Belair Road. The Master Plan for Baltimore County states on page 117 that, "Pending the completion of a corridor plan, the County will continue to resist requests to extend commercial zoning along Belair Road except in situations where the proposal would clearly be in the public interest by demonstrably improving the appearance and traffic flow on Belair Road." We, the undersigned, believe that this change, by its definition, would not be in the public interest and therefore we support the goals of the Master Plan and the denial of the zoning change to Business Local.

1/25/19

<u>Emily A. Klein</u>	4217 1/2th Ave. 21236
Name _____	Address _____
<u>Milton Schatzlein</u>	4217 1/2th Ave. 21236
Name _____	Address _____
<u>Edna Mae Hoffmeister</u>	4302 1/2th Ave. 21236
Name _____	Address _____
<u>Louis Hoffmeister</u>	4302 1/2th Ave. 21236
Name _____	Address _____
<u>Charles C. Wagner</u>	4300 1/2th Ave. 21236
Name _____	Address _____
<u>William E. Wagner</u>	4300 1/2th Ave. 21236
Name _____	Address _____
<u>Charles A. Pearson</u>	4229 1/2th Ave. 21236
Name _____	Address _____
<u>Marie A. Pearson</u>	4229 1/2th Ave. 21236
Name _____	Address _____
<u>John Krausbach</u>	9110 DEBORAH AVE 21236

This concept, revisited periodically for many years, is being submitted for a zoning change to Business Local (Zoning Reclassification problem R-91-119, code 4, item 13). It is surrounded by residential development on both sides of Belair Road. The Master Plan for Baltimore County states on page 117 that, "Pending the completion of a corridor plan, the County will continue to reject requests to convert commercial zoning along Belair Road except in situations where the proposal would clearly be in the public interest by demonstrably improving the appearance and traffic flow on Belair Road." We, the undersigned, believe that this change, by this definition, would not be in the public interest and therefore we support the goals of the Master Plan and the denial of the zoning change to Business Local.

7/28/91

<u>Robert L. Kormicki</u>	<u>9111 Delbrook Ave 21226</u>
Name	Address
<u>Walter L. Carmichael</u>	<u>9114 Delbrook Ave</u>
Name	Address
<u>Ruth F. Bowen</u>	<u>9107 Delbrook Ave</u>
Name	Address
<u>Boyd Bowen</u>	<u>9107 Delbrook Ave</u>
Name	Address
<u>Lawrence J. Tomrenski</u>	<u>9106 N. Brook Ave</u>
Name	Address
<u>Carl C. Tomrenski</u>	<u>9106 N. Brook Ave.</u>
Name	Address
<u>Lawrence G.</u>	<u>4207 50th Ave</u>
Name	Address
<u>Alfred Jr.</u>	<u>4227 50th Ave</u>
Name	Address
<u>Robert J. Tomrenski</u>	<u>4230 50th Ave</u>
Name	Address

Petition to keep the southeast corner of Belair Road and Soth Avenue residential

This corner, zoned residential for many years, is being submitted for a zoning change to Business Local (Zoning Reclassification position R-91-119, cycle 4, item 13). It is surrounded by residential development on both sides of Belair Road. The Master Plan for Baltimore County states on page 117 that, "Pending the completion of a corridor plan, the County will continue to resist requests to extend commercial zoning along Belair Road except in situations where the proposal would clearly be in the public interest by demonstrably improving the appearance and traffic flow on Belair Road." We, the undersigned, believe that this change, by this definition, would not be in the public interest and therefore we support the goals of the Master Plan and the denial of the zoning change to Business Local.

July 25, 1991

Sophina M. Matlock 915 Soth Ave.
Name Address

John M. Matlock 915 Soth Ave.
Name Address

John L. Matlock 915 Soth Ave.
Name Address

Paul A. Valente 12 Fox Bridge
Name Address

Michael D. White 12 Fox Bridge
Name Address

Bernie Piotrowski 4206 Soth Ave.
Name Address

Cassini Piotrowski 4206 Soth Ave.
Name Address

Kevin A. Bick 2389 Carlisle Ave.
Name Address

D. D. Bick 9309 Carlisle Ave.
Name Address

Page 7

Petition to keep the southeast corner of Belair Road and Soth Avenue residential

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July 25, 1991

Joseph Nordach Jr. 4208 Soth Ave.
Name Address

Charles R. Hixson 4208 Soth Ave. 21236
Name Address

May A. Hughes 4212 Soth Ave.
Name Address

Robert M. Hughes 4212 Soth Ave.
Name Address

Linda L. Hixson 4214 Soth Ave.
Name Address

Leanne P. Hixson 4214 Soth Ave.
Name Address

Gerard J. Miller 4216 Soth Ave.
Name Address

Gregory Miller 4220 Soth Ave.
Name Address

Marjorie Kelly 4226 Soth Ave.
Name Address

Page 8

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July 25, 1991

James R. Kelly 4226 Soth Ave.
Name Address

James F. Kelly 4219 Soth Ave.
Name Address

Joseph L. Kelly 4214 Soth Ave.
Name Address

Lorraine L. Kelly 4211 Soth Ave.
Name Address

Lee S. Gudeman 9300 Carlisle Ave.
Name Address

John L. Kelly 4209 Soth Ave.
Name Address

Shirley L. Kelly 4209 Soth Ave.
Name Address

Ch. L. Kelly 9426 Soth Ave.
Name Address

Page 9

Petition to keep the southeast corner of Belair Road and Soth Avenue residential

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July 25, 1991

James A. Kelly 4226 Soth Ave.
Name Address

Pamela Evans-Hutz 4210 Soth Ave.
Name Address

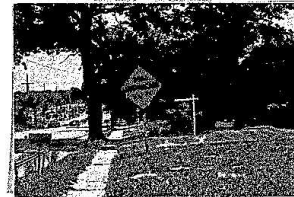
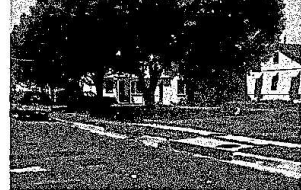
Anna M. Kelly 4216 Soth Ave.
Name Address

Ant. P. Kelly 4218 Soth Ave.
Name Address

M. D. Kelly 4219 Soth Ave.
Name Address

Carolyn A. Kelly 4224 Soth Ave. 21236
Name Address

Page 10



Section of Soth Ave. where outdoor parking would occur.



A. The meeting was called to order by Chairman Vols at 7:30 P.M. The Chairman then asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag. There were approximately 200 persons in attendance and the following members were present:

HELVIN G. MONTY
C.A. DUCH RAPPENBERGER, III
BARBARA F. HANCOX
NORMAN M. LAURENSEN
WILLIAM R. EVANS
DAVID T. VOLS

SIXTH DISTRICT
SEVENTH DISTRICT
EIGHTH DISTRICT
NINTH DISTRICT
TENTH DISTRICT
ELEVENTH DISTRICT
TWELFTH DISTRICT

B. CALL OF ROLLS FOR FINING, REVENUE AND VOTE

BILL NO. 144-88, Comprehensive Zoning Maps - First District, was called. Councilman Vols moved to accept the Planning Board's recommendation on the following issues: 1-002, 1-006, 1-013, 1-015, 1-017, 1-018, 1-019, 1-020, 1-022, 1-025, 1-028, 1-029, 1-031, 1-031, 1-032, 1-033, 1-037, 1-039, 1-040, 1-044, 1-045, 1-047, 1-051, 1-052, 1-053, 1-054, 1-055, 1-056, 1-057, 1-058, 1-059, 1-060, 1-061, 1-062, 1-063, 1-064, 1-066, 1-067, 1-069, 1-070, 1-071, 1-074, 1-076, 1-077, 1-079, 1-080, 1-084, 1-085, 1-086, 1-087, 1-088, 1-089, 1-090, 1-091, 1-092, 1-093, 1-094, 1-097, 1-099, 1-099, 1-100, 1-104, 1-105, 1-107, 1-109, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-120, 1-121 and 1-123. Councilman Mintz seconded the motion and these issues were passed unanimously by the six Councilmembers present.

Chairman Vols then moved for the following changes in the First District Comprehensive Zoning Map:

Issue 1-001 from RO to DR 5.3. Motion was seconded by Councilman Beckus and passed unanimously by the six Councilmembers present.

Issue 1-009 from RL to DR 3.5. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.

Issue 1-010 from DR 10.5 to DR 10.5 and RO as shown on the overlay. Motion was seconded by Councilman Rappenberg and passed by the six Councilmembers present.

Issue 1-021 from RO to RO and DR 5.5 as shown on the overlay. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.

Issue 1-023 from RL to DR-PM. Motion was seconded by Councilman Rappenberg and passed unanimously by the six Councilmembers present.

Baltimore County Government
Planning Board

401 Bosley Avenue
Towson, MD 21204

887-3211

July 25, 1991

TO: William T. Hackett, Chairman
County Board of Appeals

FROM: P. David Fields, Secretary
County Planning Board

SUBJECT: Case No. R-91-119
(DiForre property)

At the regular monthly meeting on July 18, 1991, the enclosed July 2, 1991 staff report was adopted to constitute a report by the Planning Board recommending conditional approval of the Petition in Case No. R-91-119.

P. David Fields

PDE/TO/prh
HACKETT/ETPRH

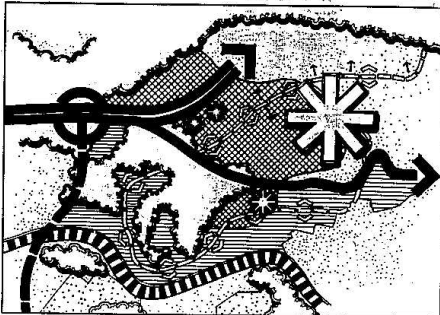
Enclosure

81-6 W 92 W 16
JUL 21 1991
81-6 W 92 W 16

- 35 -



Baltimore County 1989-2000



As adopted February 5, 1990

- 16 -

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5764

August 8, 1991

Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Classification Cycle IV
Property Owner:
Case No./Hearing Date:
Location:
Existing Zoning:
Platting District:
Councilmanic District:
Acres:
Proposed Zoning:

October 1990 - April 1991
Carmelo S. & Joanne M. DiForre
R-91-119; May 29, 1991
S.E. corner Belair Road & 80th Ave.
D.R.-5.5
11th
6th
0.21
S.L.

REVISED COMMENTS

Dear Mr. Hackett:

The existing D.R.-5.5 zoning for this site can be expected to generate approximately 12 vehicle trips per day. The proposed S.L. zoning for this site can be expected to generate approximately 105 vehicle trips per day.

At the current time, southbound left turns from Belair Road into 80th Avenue must be made from the left turn lane of travel, creating a traffic blockage in this lane (Belair Road is marked as four lanes wide in this area). Any usage which would increase traffic onto 80th Avenue would be undesirable for this reason. The State Highway Administration is planning to widen this portion of Belair Road to three lanes in each direction with a protected southbound left-turn lane and median opening into 80th Avenue. This project is currently scheduled for advertisement in July 1991.

With the proposed driveway and existing parking restrictions, parking will be prohibited along most of the frontage of the property. Because of the small parking lot, any significant overflow of parking will occur adjacent to neighboring properties.

- 36 -

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle IV, 1990/1991

January 31, 1991



- 17 -

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Members of the Baltimore County Planning Board DATE: July 2, 1991

FROM: Arnold F. "Pat" Keller, III, Deputy Director
Office of Planning and Zoning

SUBJECT: Documented Site Plan
Case No. 91-119/Carmelo S. and Joanne M. DiForre

Pursuant to Section 2-58-1(m) of the Baltimore County Code, an amended site plan was referred by Board of Appeals to the director of the Office of Planning and Zoning. Following consideration by this office, a recommendation regarding the above-mentioned case is offered herewith.

Arnold F. "Pat" Keller, III
Deputy Director

AFK/JL/cmm
SITEPLAN/4/CYCLE



- 22 -

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman
County Board of Appeals

DATE: September 10, 1991

FROM: Arnold F. "Pat" Keller, III,
Deputy Director
Office of Planning and Zoning

SUBJECT: Documented Site Plan
Case No. 91-119/Carmelo S. and Joanne M. DiForre

Pursuant to Section 2-356(m) of the Baltimore County Code, an amended site plan was referred by Board of Appeals to the director of the Office of Planning and Zoning. Following consideration by this office, a recommendation regarding the above-mentioned case is offered herewith.

Arnold F. "Pat" Keller, III
Deputy Director

AFK/JL/cmm
SITEPLAN/4/CYCLE

Baltimore County Government
Planning Board

401 Bosley Avenue
Towson, MD 21204

887-3211

October 4, 1991

TO: William T. Hackett, Chairman
County Board of Appeals

FROM: P. David Fields, Secretary
County Planning Board

SUBJECT: Case No. R-91-119
(DiForre property)

In response to the August 7, 1991 letter from the County Board of Appeals, the County Planning Board has reviewed the amendments to that the amendments are in agreement with the conditional approval recommended by the Planning Board on July 18, 1991.

The Planning Board voted, at its special meeting on October 3, 1991 to affirm its July 18th recommendation that the Petitioner's request be granted.

P. David Fields
P. David Fields

PDE/TO/prh
DIFORRE/ETPRH

cc: John B. Conrath, Esq.
Phyllis Cole Friedman, Esq.

81-6 W 92 W 16

- 45 -

IN THE MATTER OF THE
THE APPLICATION OF WARREN
J. HAYS, JR., ET AL.
FOR A ZONING RECLASSIFICATION
FROM D.R. 3.5 TO B.L.
ON PROPERTY LOCATED ON THE
NORTHEAST CORNER OF GIBBONS
BOULEVARD & GREENSIDE DRIVE
8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT

* BEFORE THE COUNTY
* BOARD OF APPEALS
* OF BALTIMORE COUNTY
* CASE NO. R-91-110
* ITEM #10, CYCLE IV
* 1990-1991

OPINION

This matter comes before the Board as a Petition for Zoning Reclassification, seeking a change from the existing D.R. 3.5 classification to B.L. zoning. The property of .3 acre is located on the northeast corner of Gibbons Boulevard at Greenside Drive in the Fourth Councilmanic District of Baltimore County. The property is owned by the Petitioner, Warren J. Hays, Sr., and is currently being occupied as a family residence. Petitioners were represented by Stuart D. Kaplow, Esquire. The Office of People's Counsel was represented by Peter Max Zimmerman, Esquire. The hearing on this matter was two days in length.

When considering Petitions for Reclassification, this Board is governed by Section 2-58(j) of the Baltimore County Code which states, in essence, that before any property may be reclassified, the Board must find that there has occurred substantial change in the character of the neighborhood, or that the last classification of the property was established in error.

Petitioners presented a Documented Site Plan for the proposed Reclassification merging two seasonal retail uses with the residence by altering the existing building and installing appropriate signage, lighting and parking spaces. Petitioners have

-46-

IN THE MATTER OF THE
APPLICATION OF THE ESTATE OF
MARY A. SETH (JONES), D.
CARPENTER, PERSONAL REPRESENTATIVE
FOR A ZONING
RECLASSIFICATION FROM D.R.
5.5 TO R.O. ON PROPERTY
LOCATED ON THE SOUTHWEST
SIDE LIBERTY ROAD, 155' SOUTH-
EAST OF CENTRALINE OF ARNETT
WALK (7133 LIBERTY ROAD)
2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD
* OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. R-91-110
* ITEM #4, CYCLE IV
* 1990-1991

OPINION

This case comes before the Board of Appeals on Petition for Zoning Reclassification from D.R. 5.5 to R.O. This property is located on the south side of Liberty Road in the Second Councilmanic District of Baltimore County.

The matter is further identified as Item #4 in Cycle IV, Zoning Reclassification Petitions, January 31, 1991.

The subject parcel of 0.345 acres of land fronting on Liberty Road is part of a much larger parcel of 10 acres to its rear, zoned D.R.5.5, upon which the Contract Purchaser plans to construct thirty individual residential units.

Counsel for the Petitioner presented testimony that the present zoning of the subject parcel is in error, and that regulations governing the R.O. zone may be readily applied to the site. Mr. Ronald Baguel, the Contract Purchaser of the proposed parcel, and the total acreage of the Estate of Mary A. Seth, reviewed his proposed utilization of the house on the subject site in an R.O. zone. Describing an existing dwelling in poor repair, unsafe, on an overgrown property, and situated along heavily

-54-

IN THE MATTER OF THE APPLICATION OF
GEORGE P. KARAGEORGOS FOR A ZONING
RECLASSIFICATION OF PROPERTY LOCATED
ON THE SOUTHWEST CORNER OF YORK ROAD
AND HADDINGTON ROAD (1623 YORK ROAD)
FROM R-O TO B.L.
8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. R-90-175
* ITEM #6, CYCLE II, 1989-90

OPINION

This case comes before the Board on a Petition for Reclassification from R-O to a B.L. zone, after being denied in the Comprehensive Zoning Map Process of 1985. The subject property is located at the corner of York Road and Haddington Road in the Ninth Election District of Baltimore County.

The Petitioner in this case, Mr. George P. Karageorgos, presently resides and operates a photography studio from the subject property, which was reclassified to an R-O zone in 1980. The site, a .2 acre parcel, had been used as a studio/residence since the 1960's, and since 1984 by the Petitioner. Mr. Karageorgos expressed his desire to maintain his professional studio, but preferred to change his place of residence away from the York Road location because of personal health considerations. Under the application of the Baltimore County Zoning Regulations (BCZR), his photography studio in the R-O zone is only permissible as long as the proprietor resides in the building.

Presenting his appeal in this hearing, Mr. Karageorgos was not represented by legal counsel. The changes in the area of increased commercial activities along York Road were Mr. Karageorgos' principal point of contention.

People's Counsel, in opposition to the Petition, reviewed the existing zoning in the vicinity and the difference of properties along the east and west sides of York Road, pointing to the residential/office composition of the east side versus the commercial aspect of the west side.

Representing the York Manor Community Association, J. Shawn Alcarere, Esquire, cited the lack of change since the 1986 Map Process, and that the

-58-

IN THE MATTER OF
THE APPLICATION OF
CARMELO S. DIFORTE, ET AL.
FOR A ZONING RECLASSIFICATION
FROM D.R. 5.5 TO B.L. FOR A 0.2 ACRE PARCEL
LOCATED ON THE CORNER OF BELAIR ROAD
& SOUTH AVENUE
11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. R-89-102

OPINION

This case comes before this Board on petition for zoning reclassification from D.R. 5.5 to B.L. for a 0.2 acre parcel located on the corner of Belair Road and South Avenue in the eleventh election district of Baltimore County. Case was heard this day in its entirety.

Mr. Carmelo S. DiForte, the Petitioner in this case, was not represented by attorney and was his first witness. He testified that Belair Road was basically now largely commercial and that Belair Road was to be widened to seven lanes ultimately all the way to Mountain Road. When this occurs, 25 feet of his frontage will have to be deeded to Baltimore County. He noted that this parcel is presently unimproved and that in a relatively short distance in both directions much commercial use has developed. He testified that he wished to erect a small building on this site to be used as a barber shop and two small offices. He also testified that he purchased the property in April of 1985 fully aware of its residential zoning but anticipating the further extension of commercial use along the Belair Road corridor.

Mr. John Koelbel, a real estate broker, testified that the site was not suitable for residential use and that its highest and best use was that of a service use. He testified that it would be virtually impossible to market this

-61-

THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

LOG OF ISSUES, June 28, 1988

A Report by the
Baltimore County Planning Board
For Public Hearings by the
Baltimore County Council



ORIGINAL

IN THE MATTER OF
CARMELO S. DIFORTE, et al.
22/2000 Belair Road and
South Avenue, 11th Election
District, 6th Councilmanic
District

* BEFORE THE COUNTY
* BOARD OF APPEALS
* OF BALTIMORE COUNTY
* Case No. R-91-110
* August 6, 1991

The above entitled matter came on for hearing before the County Board of Appeals of Baltimore County at the County Office Building, 111 West Chesapeake Avenue, Room 301, Towson, Maryland 21204, at 10:00 a.m., August 6, 1991.

BOARD MEMBERS:

WILLIAM T. HACKETT, Chairman
HARRY E. BUCHHEISTER
LYNN MORELAND

Reported by:

Sandra A. Slater, CSR

TOWSON REPORTING COMPANY, INC.

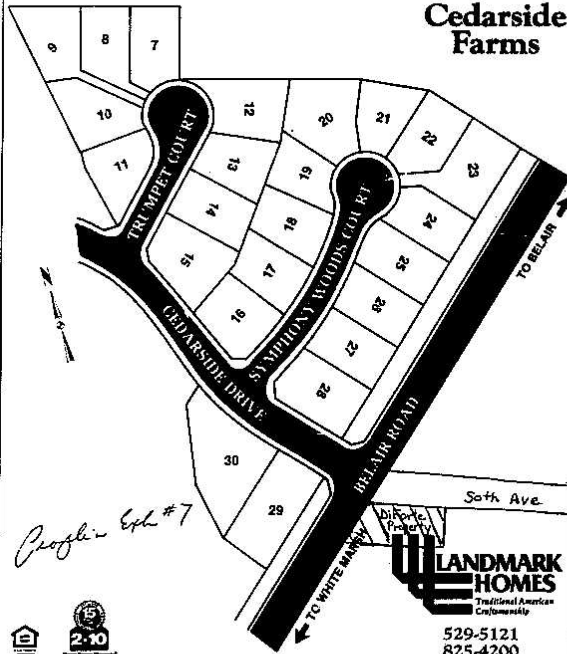
MICROFILMED



MICROFILMED



Cedarside Farms



529-5121
825-4200

CEDARSIDE FARM SINGLE FAMILY HOMES



BASE PRICE LIST

MODEL	JUSTIN GABRIEL	90-0001	DESCRIPTION	PRICE
			4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER AND 1 CAR GARAGE	\$ 179,900.
	DOUGLAS WILLIAM	91-0031	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER AND 2 CAR GARAGE	\$ 182,900.
	RYAN	89-0021	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER AND 2 CAR GARAGE	\$ 188,900.
	JORDAN GRAY	90-0031	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER AND 2 CAR GARAGE	\$ 190,900.
	KELLY MARIE	89-0041	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER AND 2 CAR GARAGE	\$ 194,900.
	BRAD JACOB	91-0061	4 BEDROOMS, 3 BATHS, COLONIAL W/OPEN FOYER AND 2 CAR GARAGE	\$ 197,900.
	REBECCA LAUREN	91-0071	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER AND 2 CAR GARAGE	\$ 200,900.
	ASHLEY BLAIR	89-0031	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER AND 2 CAR GARAGE	\$ 201,900.
	TARA	89-0051	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER, SOLARIUM & 2 C. GARAGE	\$ 207,900.
	SUNNY LEIGH	89-0061	4 BEDROOMS, 2 1/2 BATHS, VICTORIAN W/OPEN FOYER, LIBRARY AND 2 CAR GARAGE	\$ 217,900.
	CHASE ALEXANDER	89-0071	4 BEDROOMS, 2 1/2 BATHS, COLONIAL W/OPEN FOYER, MORNING RM, LIBRARY AND 2 CAR GARAGE	\$ 223,900.

WHERE AVAILABLE:

WILLIAMSBURG ELEVATION	- \$ 2,000
TRADITIONAL ELEVATION	- \$ 3,000
GEORGIAN ELEVATION	- \$ 5,000
PRESIDENTIAL ELEVATION	- \$ 25,000

GAS HEAT

HOMESITE PREMIUMS MAY APPLY: SEE SALES REPRESENTATIVE FOR DETAILS
4/24/91



BUYERS WELCOME

We are committed to the vision and spirit of the U.S. Equal Housing Opportunity Act. We are committed to providing equal housing opportunities to all people without regard to race, color, sex, religion, national origin, or marital status.

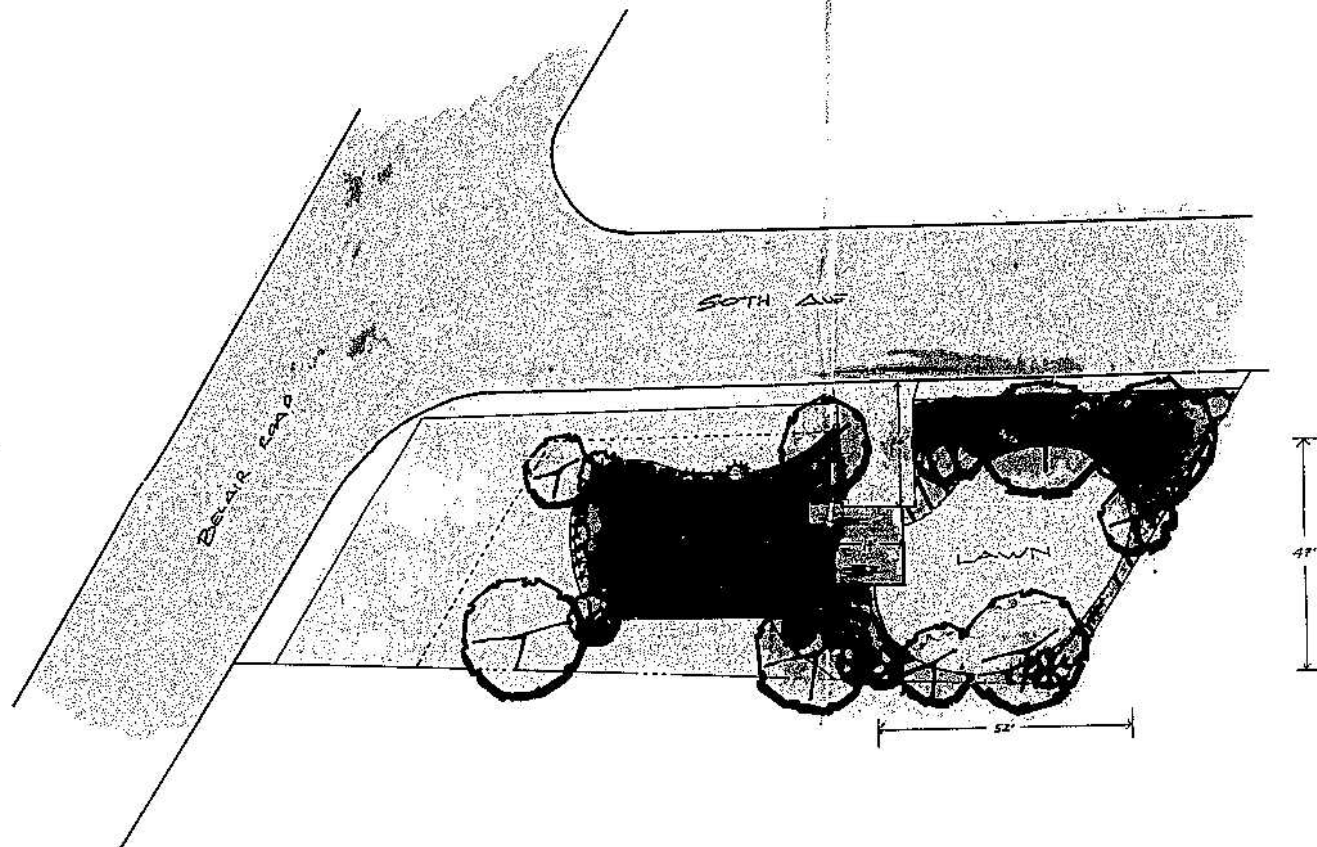
Come Home to a Landmark!

The Warwick



A stylish front porch welcomes you to 1,980 square feet of stunning airiness and contemporary design. The 1st floor includes a step down to a family room accented by soaring cathedral ceilings, a deluxe kitchen, powder room and laundry area. Upstairs achieves further drama with 3 bedrooms. The master suite is enhanced with a balcony overlooking the family room and a private bath with garden tub and separate shower.

70
Parker Elm #5



SCALE - 1" = 20'

WILCOX FILM CO.



NORTH ELEVATION (LEFT)



SOUTH ELEVATION (RIGHT)

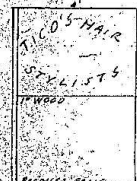
NOT TO SCALE



WEST ELEVATION (FRONT)

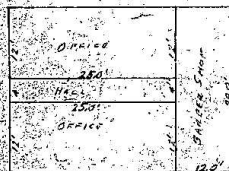


EAST ELEVATION (REAR)

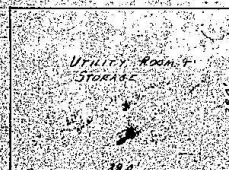


PROPOSED SIGN DETAIL

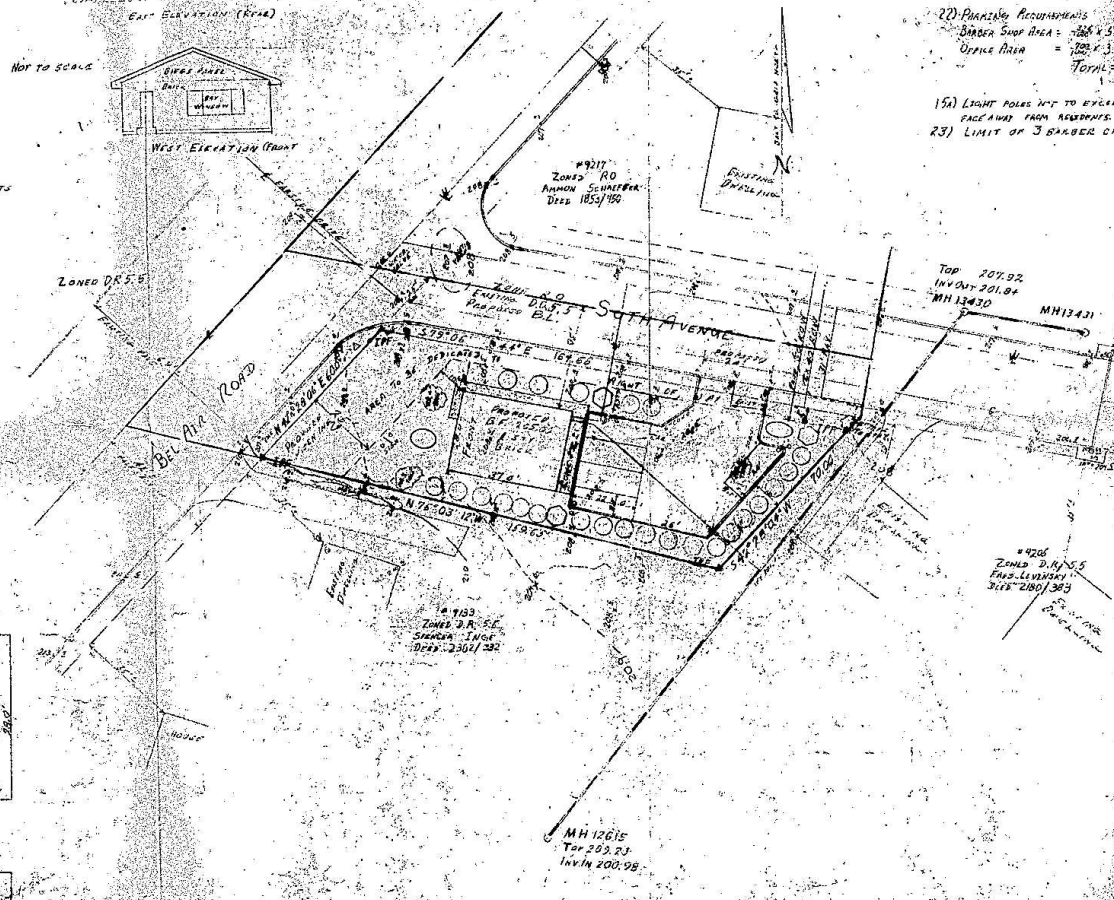
NOTE: ALL SIGNS SHALL COMPLY WITH
BALTIMORE CITY ORDINANCE 11-101
SIGN HAS 10.0 FT. EACH SIDE OR A
TOTAL OF 20.0 FT. ILLUMINATED
ON OTHER SIGNS



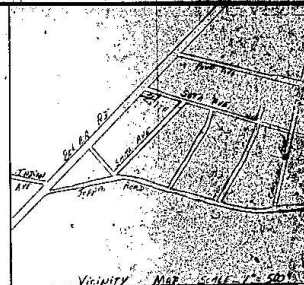
1ST FLOOR



BASEMENT FLOOR PLANS



22) PARKING REQUIREMENTS
BARBER SHOP AREA: 250 X 5 = 1,250 SQUARE FEET
OFFICE AREA: 250 X 33.33 = 8,333 SQUARE FEET
TOTAL: 9,583 SQUARE FEET
15) LIGHT POLES NOT TO EXCEED 8 FEET HIGH AND
FACE AWAY FROM ADJACENTS
23) LIMIT OF 3 BARBER CHAIRS



NOTES

- 1) OWNER: CARMELO & JOANNE D'AMICO
- 2) EXISTING ZONING: DR-1.5
- 3) PROPOSED ZONING: B1
- 4) AREA OF SITE: GROSS: 0.2073
NET: 0.15874
- 5) FROM SINCE 1036
- 6) HOURS OF OPERATION: 10:00 AM - 6:00 PM
- 7) MAX. NUMBER OF EMPLOYEES: 10
- 8) EXISTING USE: VACANT
- 9) PROPOSED USE: BARBER SHOP
- 10) LANDSCAPE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY ORDINANCE 11-101
- 11) THERE ARE NO SPECIAL REQUIREMENTS OF THE ZONING ORDINANCE
- 12) THERE ARE NO HISTORIC STRUCTURES
- 13) SIGNAGE: FRONT: 10', REAR: 10', SIDE: 10'
- 14) THERE ARE NO CRATERED OR UNDESIRABLE SPECIES PLANTED OR MAINTAINED ON SITE TO THE HARM OF THE NEIGHBORHOOD
- 15) LIGHT POLES INDICATED ON THE SITE SHALL BE PLACED IN THE CORNERS OF THE LOT
- 16) LANDSCAPE LEGEND:
○ EXISTING PLANTING
○ PROPOSED PLANTING
○ PROPOSED PLANTING TO BE REMOVED
○ PROPOSED PLANTING TO BE REMOVED
- 17) ALL TOP CHANGES PLANNED
- 18) PROPERTY WILL BE LINED BY FENCE OR WALL
- 19) CLOSEST SCHOOL OR CHURCH: 1/2 MILE
- 20) GROSS AREA: 0.2073
NET AREA: 0.15874
BLDG AREA: 1,250 SQUARE FEET
- 21) SOIL CLASSIFICATION: CL-1
36 OF BALTIMORE COUNTY CODE

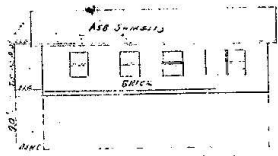


OWNER: Carmelo & Joanne D'Amico
3200 South Avenue
Baltimore, Maryland 21206
Date: 10/1/19

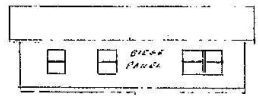
ZONING CASE #GR 91-119
JULY 13, 1991, ETC., ETC.

NO.	DESCRIPTION	DATE	BY
1	1/1/19	1/1/19	1/1/19
2	1/1/19	1/1/19	1/1/19
3	1/1/19	1/1/19	1/1/19

NO.	DESCRIPTION	DATE	BY
1	1/1/19	1/1/19	1/1/19
2	1/1/19	1/1/19	1/1/19
3	1/1/19	1/1/19	1/1/19



NORTH ELEVATION (LEFT)



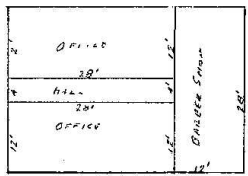
SOUTH ELEVATION (RIGHT)

INFILTRATION DEVICES WILL BE INSTALLED AT RAINTS ROOFS

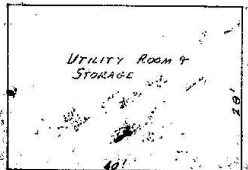


PROPOSED SIGN DETAIL

NOTE: ALL SIGNS SHALL COMPLY WITH SECTIONS 412.2 & 412.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS. SIGN HAS 12 SQ. FT. EACH SIDE W/ A TOTAL 24 SQ. FT. ILLUMINATED NO OTHER SIGNS



FIRST FLOOR



FLOOR PLANS



EAST ELEVATION (REAR)



WEST ELEVATION (FRONT)

NOT TO SCALE

ZONED D.R. 5.5

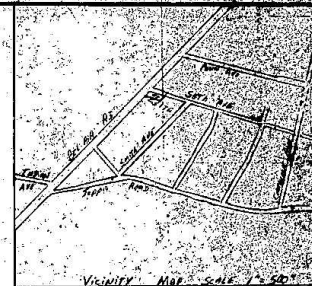
BEL AIR ROAD

* 1133
ZONED D.R. 5.5
STANDARD INCOME
DEED 2301/382

MH 126:15
TOP 2.0.23
INV IN 100.92

22) PARKING REQUIREMENTS
BASED SURF AREA = 1111.15' x 168' SPACES
OFFICE AREA = 1111.15' x 33' 2.59' SPACES
TOTAL = 1127 SPACES REQUIRED
SPACES PROVIDED

15a) LIGHT POLES NOT TO EXCEED 8' HIGH AND
FACE AWAY FROM RESIDENTS



NOTES

- 1) OWNER: CARMELO + JOANNE DIPIETRO
- 2) EXISTING ZONING: D.R. 5.5
- 3) PROPOSED ZONING: BL
- 4) AREA OF SITE: GROSS 0.20732
LESS ROW 0.05058
NET: 0.15674
- 5) FLOOR SPACE: 1120 SQ. FT.
- 6) HOURS OF OPERATION: 8 AM TO 6 PM
- 7) MAX. NUMBER OF EMPLOYEES: 5
- 8) EXISTING USE: VACANT LOT
- 9) PROPOSED USE: BEAUTY SALON (HAIR, SKIN, NAILS)
- 10) LANDSCAPE: SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF BALTIMORE COUNTY LANDSCAPE MANUAL, ADOPTED PURSUANT TO RESOLUTION 22 OF TITLE 22 OF THE BALTIMORE COUNTY CODE
- 11) THERE ARE NO SYSTEMS, STRUCTURES, OR UTILITIES ON FLOOD AREAS ON SITE WITHIN 50' OF ANY FLOOD AREAS
- 12) THERE ARE NO HISTORIC BUILDINGS ON SITE
- 13) SETBACKS

	FOOT	FEET	FEET
FRONT	10'	10'	10'
REAR	10'	10'	10'
SIDE	10'	10'	10'

- 14) THERE ARE NO CRITICAL HABITS, ENDANGERED SPECIES HABITATS, OR ENDANGERED SPECIES ON SITE TO THE BEST OF THE OWNER'S KNOWLEDGE
- 15) LIGHT POLES INDICATED ON THE MAP SHALL BE PLACED IN THE CORNERS OF THE PROPERTY
- 16) LANDSCAPE LEGEND:
 - EXISTING MAJOR DECIDUOUS TREES
 - PROPOSED MAJOR DECIDUOUS TREES
 - PROPOSED MINOR DECIDUOUS TREES
 - PROPOSED EVERGREENS
- 17) ALL TOWN CHANGES PLANNED
- 18) PROPERTY WILL BE OPEN TO PUBLIC AT ALL TIMES
- 19) CLOSEST SCHOOL OR CHURCH IS 1500' AWAY
- 20) GROSS AREA: 0.20732
NET AREA: 0.15674
LESS AREA: 1120 SQ. FT. x 0.15674 = 175.5 SQ. FT.
- 21) SOIL CLASSIFICATION: CLAY IN PART



OWNER: CARMELO + JOANNE DIPIETRO
3305 SOUTH EIGHT
BALTIMORE, MARYLAND 21206
666-7700
2121-8381/3311

UNAPPROVED

COMMUNITY CASE # CR 9-119
ITEM 15, CYCLE 12

DATE	APPROVED	REMARKS
11/25/17		
11/25/17		
11/25/17		
11/25/17		
11/25/17		

19 Petitioners 1

