

IN RE: PETITION FOR ZONING VARIANCE  
 3/8 Lavern Avenue, 372' E of  
 the c/1 of Washington Avenue  
 (289 Lavern Avenue)  
 13th Election District  
 1st Councilmanic District  
 Ronald R. Gaspari, et ux  
 Petitioners

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 93-167-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the owners of the subject property, Ronald R. and Janet L. Gaspari. The Petitioners request relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet and a rear yard setback of 10 feet in lieu of the required 30 feet for an existing family room addition in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Ronald R. Gaspari. There were no Protestants at the hearing.

Testimony indicated that the subject property, known as 289 Lavern Avenue, consists of .146 acres zoned D.R. 5.5 and is improved with a two-story dwelling and an above-ground swimming pool. The Petitioners filed the instant Petition as a result of an anonymous complaint filed with the Zoning Enforcement Division of the Zoning Administration and Development Management office concerning an addition. Mr. Gaspari testified that in 1985 he constructed a family room addition at the southeast corner of the subject dwelling. Said addition was attached to the dwelling by way of a breezeway constructed with jalousie windows. Mr. Gaspari testified that he recently converted the family room addition to a bedroom for his son and daughter-in-law who were married this past August. At the

time that Mr. Gaspari constructed the family room addition in 1985, he was not aware that any variances were needed. Mr. Gaspari testified that he spoke with his neighbors on both sides of the subject property and neither had any objections to the location of the family room addition. Mr. Gaspari further testified that there are no cooking facilities in the family room addition and that he has no intention of converting this room to a second dwelling unit.

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

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

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

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or struc-

ture which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of January, 1993 that the Petition for Zoning Variance requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet and a rear yard setback of 10 feet in lieu of the required 30 feet for an existing family room addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded and the Petitioners would be required to file a new Petition.
- 2) The Petitioner shall not allow or cause the subject family room addition to be converted to a second dwelling unit and/or apartments. There shall be no kitchen or cooking facilities within the area marked "family room" on Petitioner's Exhibit 1.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the

event it becomes necessary to do so as a result of a complaint filed concerning the possible conversion of the family room addition to a second dwelling unit.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

THK:bjs

*Timothy M. Kotroco*  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

ORDER RECEIVED FOR FILING  
 Date 1/11/93  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 1/11/93  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 1/11/93  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 1/11/93  
 By [Signature]

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

Suite 113 Courthouse  
 400 Washington Avenue  
 Towson, MD 21204

(410) 887-4386

January 11, 1993

Mr. & Mrs. Ronald R. Gaspari  
 289 Lavern Avenue  
 Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE  
 3/8 Lavern Avenue, 372' E of the c/1 of Washington Avenue  
 (289 Lavern Avenue)  
 13th Election District - 1st Councilmanic District  
 Ronald R. Gaspari, et ux - Petitioners  
 Case No. 93-167-A

Dear Mr. & Mrs. Gaspari:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,  
*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

THK:bjs  
 cc: Kevin Conner - ZADAM

People's Counsel  
 file

ZONING VIOLATION CASE # 93-700

# Petition for Variance

93-167-A  
 to the Zoning Commissioner of Baltimore County  
 for the property located at 289 LAVERNE AVE half md 21227  
 which is presently zoned DR S.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1.

To permit a side yard setback of 3' in lieu of the required 10' and rear yard setback of 10' in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
 I NEED the ADDITIONAL LIVING SPACE FOR MY SON AND HIS WIFE. THEY DONT HAVE THE FINANCIAL MEANS TO LIVE ELSEWHERE AT THE PRESENT TIME.

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

Contact Purchaser/Lessee

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

(When to solemnly declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition)

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

## THE DESCRIPTION

- 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 289 LAVERNE AVE  
 (Address)

Beginning at a point on the SOUTH side of LAVERNE AVE (north, south, east or west) which is 50' (name of street on which property fronts) which is 50' (number of feet of right-of-way wide at the distance of 372' EAST (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street WASHINGTON AVE (name of street) which is 50' (number of feet of right-of-way wide. \*Being lot (88, 89, 90, 91) Block 2, Section 1 in the subdivision of JOSHUA (name of subdivision) as recorded in Baltimore County Plat Book 111, Folio 144 containing 0.146 (number of total square feet or acres in lot) Also known as (property address) and located in the 13 Election District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber L. 1, Folio 1-1" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N 07° 35' 15" E. 321.1 ft., S 10° 27' 03" E. 87.2 ft., S 43° 19' 00" W. 318 ft., and N 08° 15' 22" W. 80 ft. to the place of beginning.

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 1324 Date of Posting 12/17/92  
 Posted for: Variance  
 Petitioner: Ronald R. Gaspari, Janet Lee Gaspari  
 Location of property: 3/8 (289) Lavern Ave., 372' E. Wash. Ave.  
 Location of Sign: Lavern Ave. rear yard set back for party of Petitioner.  
 Remarks:  
 Posted by: [Signature] Date of return: 12/15/92  
 Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/10, 1992  
 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 12/10, 1992

THE JEFFERSONIAN,  
*S. Zate*  
 Publisher

\$61.02

93-167-A

RECEIVED FROM: RONALD R. GASPARI

FOR: VARIANCE

04A04H004SH1CHRC  
ON 0002-24-1992

VALIDATION OF SIGNATURE OF CLAIMANT

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21286

Account: R-001-6150  
Number: H9300177

Date: 11/13/92

93-167-A

11/13/92

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$30.00
TOTAL:		\$30.00

LAST NAME OF OWNER: GASPARI

Please Make Checks Payable To Baltimore County

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21286

Account: R-001-6150  
Number: H9300174

Date: 12/21/92

93-167

PUBLIC HEARING FEES

080 - POSTING AND ADVERTISING ..... \$61.02

LAST NAME OWNER: GASPARI

04A04H004SH1CHRC  
SA 010108M12-21-92

Please Make Checks Payable To Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 12/14/92

Ronald and Janet Gaspari  
289 Laverne Avenue  
Baltimore, Maryland 21227

RE:  
CASE NUMBER: 93-167-A (Item 177)  
5/5 Laverne Avenue, 372' E/S Washington Avenue  
289 Laverne Avenue  
13th Election District - 1st Councilmanic  
Petitioner(s): Ronald R. Gaspari and Janet Lee Gaspari  
HEARING: TUESDAY, JANUARY 5, 1993 at 2:00 p.m. in Room 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 61.02 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE BIDDING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via FINSTICE mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

*Carl Jahn*

ARNOLD JABLON  
DIRECTOR

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

NOV. 30 1992

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-167-A (Item 177)  
5/5 Laverne Avenue, 372' E/S Washington Avenue  
289 Laverne Avenue  
13th Election District - 1st Councilmanic  
Petitioner(s): Ronald R. Gaspari and Janet Lee Gaspari  
HEARING: TUESDAY, JANUARY 5, 1993 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit a side yard setback of 3 feet in lieu of the required 10 feet and rear yard setback of 10 feet in lieu of the required 10 feet.

*Carl Jahn*

ARNOLD JABLON  
DIRECTOR

cc: Ronald and Janet Gaspari

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

December 28, 1992

(410) 887-3353

Mr. and Mrs. Ronald R. Gaspari  
289 Laverne Avenue  
Baltimore, MD 21227

RE: Case No. 93-167-A, Item No. 178  
Petitioner: Ronald R. Gaspari, et ux  
Petition for Variance

Dear Mr. and Mrs. Gaspari:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

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

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 13th day of November 1992.

*Carl Jahn*

ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richardson Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Ronald R. Gaspari, et ux  
Petitioner's Attorney:

Development Review Committee Response Form  
Authorized signature: *David A. Ramsey* Date: 11/30/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Gregg and Joyce Kroeger			
DED DEPRM RP STP TE	164		11-23-92 NC
Baltimore Bar-B Que Management Inc.			
DED DEPRM RP STP TE	165		Comment
Roscoe Phipps			
DED DEPRM RP STP TE	166		NC
American Legion Dept. of MD			
DED DEPRM RP STP TE	167		Comment
Cecelia Escalante			
DED DEPRM RP STP TE	168		NC
Michael J. and Peggy L. Navarre			
DED DEPRM RP STP TE	172		NC
Pulte Home Corporation			
DED DEPRM RP STP TE	173		NC
Clinton and Erika Routh			
DED DEPRM RP STP TE	174		NC
Goldenwood Associates			
DED DEPRM RP STP TE	175		NC
Salvo Road Limited Partnership			
DED DEPRM RP STP TE	177		Comment
Ronald R. and Janet Lee Gaspari			
DED DEPRM RP STP TE			NC

COUNT 11

Richard M. Diotte

DED DEPRM RP 155 11-9-92

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 178 (R7)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*David A. Ramsey 11/15/92*  
John Constabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 545-0481 D.C. Metro - 1-800-952-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management DATE: November 24, 1992

FROM: Ervin Mc Daniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
(November 23, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Gregg and Joyce Kroeger, Item No. 164  
Michael and Peggy Navarre, Item No. 172  
Clinton and Erika Routh, Item No. 174  
Ronald and Janet Gaspari, Item No. 178

If there should be any further questions or if this office can provide additional  
information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: Ervin McDaniel

EMcD/FM: rdn

Rec'd 11/26/92  
164.ZAC/ZAC1

Development Review Committee Response Form 11/30/92  
Authorized signature: [Signature] Date: 11/30/92

Project Name Waiver Number Zoning Issue Meeting Date

✓ Gregg and Joyce Kroeger 164 NIL 11-23-92

DED DEPRM RP STP TE  
Baltimore Bar-B Que Management Inc. 165 NIL

DED DEPRM RP STP TE  
Roscoe Phipps 166 NIL

DED DEPRM RP STP TE  
American Legion Dept. of MD 167 NIL

DED DEPRM RP STP TE  
Cecelia Escalante 168 NIL

DED DEPRM RP STP TE  
Michael J. and Peggy L. Navarre 172 NIL

DED DEPRM RP STP TE  
Pulte Home Corporation 173 NIL

DED DEPRM RP STP TE  
Clinton and Erika Routh 174 NIL

DED DEPRM RP STP TE  
Goldenwood Associates 175 NIL

DED DEPRM RP STP TE  
Salvo Road Limited Partnership 177 NIL

DED DEPRM RP STP TE  
Ronald R. and Janet Lee Gaspari 178 NIL

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

Department of Environmental Protection & Resource Management 11/30/92  
Development Review Committee Response Form  
Authorized signature: [Signature] Date: 11-30-92

Project Name Waiver Number Zoning Issue Meeting Date

Roscoe Phipps 166 11-23-92

DED DEPRM RP STP TE  
American Legion Dept. of MD 167 IN PROCESS

DED DEPRM RP STP TE  
Cecelia Escalante 168 IN PROCESS

DED DEPRM RP STP TE  
Michael J. and Peggy L. Navarre 172 NO COMMENTS

DED DEPRM RP STP TE  
Pulte Home Corporation 173 NO COMMENTS

DED DEPRM RP STP TE  
Clinton and Erika Routh 174 IN PROCESS

DED DEPRM RP STP TE  
Goldenwood Associates 175 IN PROCESS

DED DEPRM RP STP TE  
Salvo Road Limited Partnership 177 IN PROCESS

DED DEPRM RP STP TE  
Ronald R. and Janet Lee Gaspari 178 NO COMMENTS

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RP STP TE

Baltimore County Government

Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

DECEMBER 1, 1992

(410) 887-4500

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

RE: Property Owner: RONALD P. GASPARI AND JANET LEE GASPARI

Location: #289 LAVERNE AVENUE

Item No.: 178(PT) Zoning Agenda: NOVEMBER 23, 1992

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.

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

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

JE/KEK

Zoning Enforcement

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt DATE: December 30, 1992  
Zoning Commissioner

FROM: Kevin R. Connor  
Zoning Inspector  
Zoning Enforcement Office

RE: Mr. and Mrs. Ronald Gaspari  
289 Laverne Avenue  
13th Election District  
Case No. C-93-700

Please forward to me a copy of your decision in the above-  
referenced case. I presently have a zoning violation case pending  
which is scheduled to be heard on January 5, 1993 at 1:15 P.M.

Your cooperation is greatly appreciated.

KRC/cmm

c: File

Zoning Enforcement

ZONING VIOLATION CORRECTION NOTICE

September 30, 1992

Ronald Gaspari  
Janet Lee Gaspari  
289 Laverne Avenue  
Baltimore, Maryland 21227

Re: Case No. 93-700  
Location: 289 LAVERNE AVENUE  
13TH ELECTION DISTRICT

Dear Mr. & Mrs. Gaspari

A recent inspection of your property revealed two dwellings on  
a lot zoned for a single dwelling. It is apparent that you have  
converted the garage in the rear of your property into a dwelling unit  
without obtaining a granted special exception by Baltimore County.

For this reason, if the proper papers are not filed or the  
garage dwelling is not converted back to a garage by October 25, 1992,  
I will have no choice but to issue you a citation whereby you will be  
subject to a civil penalty of \$200.00 per day per violation.

If you have any questions, please call me at 887-3351.

Sincerely,

[Signature]  
Kevin R. Connor  
Zoning Inspector

KRC/cer

c: File

