

In Re: PETITION FOR
SPECIAL HEARING
W/S Cuba Road, 2,330' S of
Miller Road
(14018 Cuba Road)
8th Election District
3rd Councilmanic District

Alexander Edmonds, Jr.
Petitioner

* Before the County
* Board of Appeals
* Of
* Baltimore County
* Case No. 94-113-SPH

* * * * *

ORDER

This matter comes before the Board of Appeals as a Special Hearing filed by the Owner of the subject property, Alexander Edmonds. Mr. Edmonds in open hearing on April 28, 1994, and upon open deliberation by the full Board, (including former member Jud. Lipowitz, who heard, deliberated and decided this matter favorably but who has since left the Board prior to this Order) the Board is satisfied that Alexander Edmonds, and predecessors in title, primarily his grandfather have stored and operated at least one (1) 18 wheel tractor and trailer from the property since 1935, and that such use has continued without change to another use, or abandonment or discontinuance for more than a year as required by Section 103 of the Zoning Regulations to date, and that Mr. Walter Edmonds is entitled to continue such use as a non-conforming use, subject to the terms of this Order.

Provided, however, that Mr. John Evans, Mr. Ronald Bacquol and Mr. James McKee ("the Developers") parties before the Board, have three (3) separate development projects ("the Three Developments"), opposite or in close proximity to the Edmonds Property, all of which use Gardner Road, a public road running easterly from Cuba Road opposite the Edmonds subject site; and

Provided, further, that there are building materials, tree stumps, logs, truck parts, tires, and other materials stored on the Edmonds Property, which storage is excessive and not part of the truck parking non-conforming use; which

materials, Mr. Edmonds has promised the Board and the Developers shall be cleaned up and either removed from the subject property or stored indoors; and

Provided, further, that the Developers may provide financial aid to Mr. Edmonds to allow truck storage further off the road, and to further beautify and landscape the Edmonds Property; and

Provided, further, that the Board finds the Deputy Zoning Commissioner's Findings of Fact and Conclusions of Law of November 18, 1983, persuasive and helpful as to the law, the facts and the Order; and

THEREFORE IT IS ORDERED by the County Board of Appeals for Baltimore County this 31st day of May, 1995, that the Petition for Special Hearing to approve the storage and operation of one commercial vehicle, such as the present 18 wheel, tractor and trailer as a non conforming use, in accordance with the Site Plan, Petitioner's Exhibit One (1), be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner is hereby made aware that proceeding at this time is at his 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.

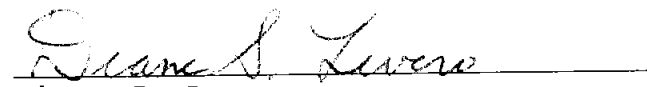
2) Within thirty (30) days of the date of this Order, the Petitioner shall contact the Baltimore County Bureau of Traffic Engineering for a determination as to the appropriate signage, and location of same, to be placed at or near the dangerous curve in Cuba Road in the vicinity of the subject property to warn oncoming traffic in both directions that a truck may be entering the roadway at this location.

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

4) The Petitioner shall straighten the subject site and remove or store indoors all building materials, tree stumps, logs, other than stacked firewood, truck parts, tires and other materials stored on the Edmonds Property, and keep the site in a neat, clean and orderly condition at all times.

5) Finally, the Board orders that if one or more of the Developers shall contribute crews, materials, plants, trees or funds, that the Petitioner shall accept such help or funds, and shall further beautify and make the site safer by moving the truck parking area further back from the road, as well as by appropriate screening and landscaping which shall not, however, interfere with Mr. Edmonds or the public's ability to see the driveway, Cuba Road or the truck when entering and leaving the site.


William T. Hackett


Diane S. Laverio



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 31, 1995

Newton A. Williams, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204-5340

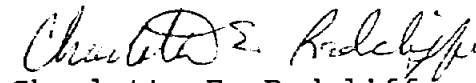
RE: Case No. 94-113-SPH
Alexander Edmonds

Dear Mr. Williams:

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.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,


Charlotte E. Radcliffe
Legal Secretary

encl.

cc: Traditional Concepts, Ltd.
c/o Newton A. Williams, Esquire
Mr. Edward J. Veilleux
Mr. David L. Pindell, Sr.
Mr. Alexander Edmonds
Mr. William Campbell
Pat Keller
Lawrence E. Schmidt
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director/ZADM
Virginia W. Barnhart, County Attorney



cc: Mr. Alexander Edmonds, Jr., 14018 Cuba Rd., Cockeysville, Md.
21030

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800

TELEFAX: (410) 296-2765

Baltimore County Board
of Appeals
Old Court House
Towson, Md. 21204

Re: The Edmonds Case
14018 Cuba Road
Proposed Order

Hand Delivered May 30, 1995

Dear Mr. Weidenhammer:

Pur my earlier efforts and promises, please find enclosed a Draft Order for this case for Mr. Hackett and Ms. Savio.

The Order grants Mr. Edmonds the non-conforming use for one (1) truck subject to the usual conditions. Three of the conditions are from Mr. Kotter's Order, and the other two site cleanup and voluntary aid by Messrs. McKee, Baguel and/or Evans were discussed and approved at the December, 1995 Board hearing. We have this on our machine, and my Secretary Valerie could make any needed changes. I will be back in the office on the afternoon of May 31st. Thank you.
Respectfully, Newton Williams

2/17/94 -Notice of Assignment for hearing scheduled for Thursday, April 28, 1994 at 10:00 a.m sent to following:

Newton A. Williams, Esquire
Traditional Concepts, Ltd.
c/o Newton A. Williams, Esq.
Mr. Edward J. Veilleux
Mr. David L. Pindell, Sr.
Mr. Alexander Edmonds
Mr. William Campbell
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

4/28/94 -Hearing concluded before Board; upon conclusion of hearing, Petitioner for Special Hearing granted in open deliberation; N. Williams to provide signed agreement of parties to become part of record. Upon receipt of said agreement, Board will issue Opinion and Order in writing with reference to agreement of parties.

5/04/94 -Copy of letter from N. Williams, Esquire, to Walter Edmonds, Petitioner, setting forth terms of agreement as indicated at hearing on record 4/28/94 before Board of Appeals; for review and signature by Mr. Edmonds; ultimately to be sent to Board when fully executed.

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
E. BRUCE JONES**
J. JOSEPH CURRAN, III
CHRISTINE K. McSHERRY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

OF COUNSEL
T. BAYARD WILLIAMS, JR.

WRITER'S DIRECT DIAL
823- 7856

* ALSO ADMITTED IN D. C.
** ALSO ADMITTED IN NEW JERSEY

May 2, 1994

Mr. Walter Edmonds
14018 Cuba Road
Baltimore, Maryland 21230

RE: Proposed agreed improvements
for truck parking at 14018 Cuba Road

Dear Mr. Edmonds:

As you know, I am representing three clients, namely your neighbor, Mr. John Evans, Mr. Jim McKee and Mr. Ron Baquol, who are the developers of Nicholson's Manor across the street, that is Cuba Road, from your property. The purpose of this letter is to confirm in writing the proposal made at the County Board of Appeals, April 28, 1994.

By means of this letter, we are proposing in writing on behalf of my three clients to make a three-quarters contribution, that is up to \$1,000.00 each towards up to \$4,000.00 in cost of the following items:

1. The placement of an industrial size dumpster on the property to receive unwanted junk, boards, debris, truck parts, truck tires, etc.;
2. The removal of the two dead trees on the north property line;
3. The extension of the present parking area as a driveway on the north side of your property between the existing shed and the north property line shown on Petitioner's Exhibit 1, your site plan.

As we told the Board, the dumpster will be delivered on Friday, April 29, or Saturday, April 30.

94 MAY -4 PM 12:25

RECEIVED
COUNTY BOARD OF APPEALS
MAY 17 1994

Mr. Edmonds
Page two
May 2, 1994

The economy of having the remaining pull-off area work done in connection with the road work on the development, means that when Gray and Company is working on the roads, they will grade and prepare your property driveway.

Gray and Company is scheduled to do the work on Mr. Baquol's section of Nicholson's Manor starting in July, and it is at that time that this work would be done.

If you are agreeable to letting this work be done on your property, helping with it, and contributing up to one-quarter of its cost, it will be appreciated if you will sign the original of this letter and return it to me, retaining the copy for your on file in the matter.

Very truly yours,

Newton A. Williams

NAW/pss

cc: Messrs. John Evans
James McKee
Ron Baquol
Baltimore County Board of Appeals
Old Court House
Towson, Maryland 21204

WALTER EDMONDS

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: Alexander Edmonds -Petitioner
Case No. 94-113-SPH

DATE : April 28, 1994 /at conclusion of hearing

BOARD /PANEL : William T. Hackett (WTH)
S. Diane Levero (SDL)
Judson H. Lipowitz (JHL)

SECRETARY : Kathleen C. Weidenhammer
Administrative Assistant

Among those present at the deliberation were Newton A. Williams, Esquire, on behalf of Appellant, Traditional Concepts, Ltd.; and Mr. Alexander Edmonds, Petitioner.

PURPOSE --to deliberate issues and matter of petition for special hearing presented to the Board; testimony and evidence taken this date. Written Opinion and Order to be issued by the Board.

After brief discussion of issues, evidence, etc., each Board member expressed his final decision in this matter as follows:

WTH: Discussed his opinion from evidence and testimony; commercial vehicle of one type or another since some time in the 1930's per testimony; believes that nonconforming use must be granted for storage of commercial vehicle; this is the only issue before the Board; have on the record agreement between parties regarding alleged safety factor, driveway and storage area (to be relocated); Counsel for Appellant has agreed to draft agreement in entirety and have all parties sign same and let it become part of this case; will possibly alleviate concerns of other protestants. Clear nonconforming use; nonconforming use prior to zoning regulations; granted contingent upon Mr. Williams' proposal to draft agreement, to be signed by parties and entered into the case.

Petition for Special Hearing should be granted as stated above.

JHL: Would grant nonconforming use based on testimony; since 1935 commercial vehicle of one type or another has been on property continuously; use never abandoned under law; concurs with WTH that this is all that is before Board in this case; parties have apparently reached consensus as to how to best mitigate concerns; Board can include that agreement as part of Order;

Deliberation /Alexander Edmonds /Case No. 94-113-SPH

happy to do so if that would better serve needs of both parties, and all interested parties in the area.

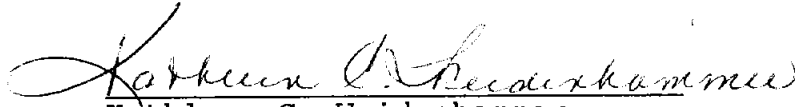
Nonconforming use should be granted.

SDL: Concur with both members; grant nonconforming use; specifically noted talk of safety matter /lot of other factors involved in safety hazards on this part of Cuba Road; nothing to do with the truck; should not be confused; blind curve, abandoned house, hedge, development, etc.; separate problem.

Would grant Petition for Special Hearing for nonconforming use.

Closing statement by Chairman Hackett: Board will issue written Opinion, and Order reflecting that Opinion; will not issue same until promised agreement received from Mr. Williams. Note: appellate period runs from date of written Opinion and Order and not from today's date.

Respectfully submitted,


Kathleen C. Weidenhammer
Administrative Assistant

4/28/94

Case No. 94-113-SPH

EXHIBITS

Petitioner's Exhibits

1. Site plan

Protestant's Exhibits

1. A thru G. Photos

2. Photos A thru E

3. Plat of Kentonville Western Run (Nicholson's Manor)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

94-113-SPH

District: _____

Reporting 3/4/94
Date of Posting: _____

Posted for: _____

Petitioner: _____

Location of property: _____

Location of Signs: _____

Remarks: _____

Posted by: _____

Signature

Date of return: _____

Number of Signs: _____



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

February 17, 1994

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. 94-113-SPH

ALEXANDER EDMONDS
W/s Cuba Road, 2,330' S of Miller Road
(14018 Cuba Road)
8th Election District
3rd Councilmanic District

SPH -Nonconforming use /storage of one commercial vehicle on subject site (18-wheel tractor/trailer) since 1935.

11/18/93 -D.Z.C.'s Order in which Petition for Special Hearing was GRANTED.

ASSIGNED FOR: THURSDAY, APRIL 28, 1994 at 10:00 a.m.

cc: Newton A. Williams, Esquire Counsel for Appellant /Protestant
Traditional Concepts, Ltd. Appellant /Protestant
c/o Newton A. Williams, Esq.

Mr. Edward J. Veilleux Protestant
Mr. David L. Pindell, Sr. Protestant

Mr. Alexander Edmonds Petitioner
Mr. William Campbell

People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathl en C. Weidenhammer
Administrative Assistant



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 911-113-SPH
Towson, Maryland

District: 87A Date of Posting: 12/23/93
Posted for: Appeal
Petitioner: Alexander Edwards
Location of property: w/s Cuba Rd, 2300' S/Miller Rd
14018 Cuba Rd
Location of Signs: Facing road way on property being appealed
Remarks: _____
Posted by: M. Healy Date of return: 12/30/93
Signature
Number of Signs: 1



DAVID L. PINDELL SR.
2026 WESTERN RUN RD.
COCKEYSVILLE, MD. 21030

Board of Zoning Appeals
400 Washington Avenue
Room 49
Towson - Maryland - 21204

December 28, 1993

Re: - appeal 94-113 SPH - Cuba Road, Cockeysville, Md. 21030

I am very interested in and opposed to any special exception at this location. I drive this road daily and have found this parked truck objectionable to say the least. I have also noted times when truck was parked in a manner so as to obstruct desirable road vision and causing dangerous traffic conditions. I have also seen it loaded at times putting more burden of wear and tear on an already narrow and dangerous country road in a strictly residential area. There is no reason any of these conditions should be allowed to exist.

Please advise me on any future hearings and my opportunity to protest.

Very truly yours,
David Pindell

94 JAN -3 PM 2:20
RECEIVED
COUNTY BOARD OF APPEALS

Added to
file 1/04/94

93 DEC 21 AM 18

Petition for Special Hearing
W/S Cuba Road, 2,300 ft. S of Miller Road
(14018 Cuba Road)
8th Election District - 3rd Councilmanic District
Alexander Edmonds - PETITIONER
Case No. 94-113-SPH

✓ Petition(s) for Special Hearing

✓ Description of Property

✓ Certificate of Posting

✓ Certificate of Publication

Entry of Appearance of People's Counsel *(NONE SUBMITTED)*

✓ Zoning Plans Advisory Committee Comments

✓ Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits: ✓ 1 - Plat to Accompany Special Hearing

✓ 2 - Letter from Joseph E. Smith dated 9/9/93

✓ 3 - Letter from Joseph L. Taylor dated
9/9/93

Protestant's Exhibits: ✓ 1 - One Photograph

✓ 2 - One Photograph

✓ Deputy Zoning Commissioner's Order dated November 18, 1993 (Granted)

✓ Notice of Appeal received on December 17, 1993 from Newton A.
Williams, Esquire on behalf of Traditional Concepts, Ltd.

c: Mr. Alexander Edmonds, 14018 Cuba Road, Cockeysville, MD 21030

Mr. Edward J. Veilleux, 5 Brook Farm Court, Cockeysville, MD 21030



Newton A. William, Esquire, Nolan, Plumhoff & Williams, Suite 700,
Court Towers, 210 West Pennsylvania Avenue, Towson, MD 21204

People's Counsel of Baltimore County

Rm. 304, County Office Bldg., Towson, Md. 21204

✓E

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM

David L. Pindell, Sr.
2026 Western Run Road
Cockeysville, MD 21030

Interested Party /Protestnt

Mr. William Campbell
17323 Big Falls Road
Monkton, MD 21111

Case No. 94-113-SPH

Alexander Edmonds - Petitioner

W/S Cuba Road, 2,300 ft. S of Miller Road
(14018 Cuba Road)

8th District

Appealed: 12/17/93

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
E. BRUCE JONES**
J. JOSEPH CURRAN, III
CHRISTINE K. MCSHERRY

LAW OFFICES

NOLAN. PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800

TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

OF COUNSEL

T. BAYARD WILLIAMS, JR.

WRITER'S DIRECT DIAL
823- 7856

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

December 17, 1993

HAND DELIVERED

Arnold Jablon, Esquire, Director
ZADM
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

RE: Notice of Appeal
Edmonds Special Hearing Case
Cuba Road
Case No.: 94-113-SPH

Please note an appeal to the County Board of Appeals for Baltimore County from the decision of the Deputy Zoning Commissioner dated November 18, 1993, in the above matter, on behalf of our client, Traditional Concepts, Ltd., an owner of a nearby affected tract.

Among other things, my clients concerns as an aggrieved party include the factual basis of the finding, safety concerns, screening concerns and other matters.

Per information from your staff, our check in the amount of \$210.00 is enclosed representing the \$175.00 appeal fee and a \$35.00 sign fee. If this is not the correct amount, or if anything further is needed to perfect the appeal, please notify us on Friday, December 17th, and it will be immediately furnished.

93 DEC 20 PM 2:52

RECEIVED
COUNTY BOARD OF APPEALS

Mr. Jablon
Page two
December 17, 1993

Thanking you and your staff for your attention to this appeal, I am with best regard of the holiday season,

Respectfully,



Newton A. Williams

NAW/pss

Enclosure

cc: Peoples Counsel - Peter M. Zimmerman, Esquire
Carole S. DeMilio, Esquire

Old Court House-
Ground Floor
400 Washington Avenue
Towson, Maryland 21204
Baltimore County Board of Appeals
Old Court House
Room 49, Basement
Towson, Maryland 21204
Hon. Timothy M. Kotroco, Esquire
Deputy Peoples Counsel
Old Court House
Towson, Maryland 21204

To whom it may concern.

9-9-93

This letter is to my know that the property located at 14013 Cuba Road owned by Alexander Edmonds has been owned by Mr. Edmonds' family since 1935 and his father has housed his truck at this residence since in the early 50's and Mr. Edmonds has housed his truck at this residence to the present time. This is stated truthfully and to the best of my knowledge.

Joseph E. Smith

JOSEPH E. SMITH

Alice A. Gunderson

ALICE A. GUNDERSON
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES 7-23-94

PETITIONER'S
EXHIBIT NO. 2

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 18, 1993

Mr. Alexander Edmonds
14018 Cuba Road
Cockeysville, Maryland 21030

RE: Case No. 94-113-SPH, Item No. 117
Petitioner: Alexander Edmonds
Petition for Special Hearing

Dear Mr. Edmonds:

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 September 10, 1993, and a hearing was 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.

Zoning Plans Advisory Committee Comments

Mr. Alexander Edmonds

Date: October 18, 1993

Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Very truly yours,



W. Carl Richards, Jr.
Zoning Coordinator

WCR:cmu

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

SEPTEMBER 28, 1993

(410) 887-3610

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

ZONING AGENDA - Formal or Informal Response Due September 27, 1993

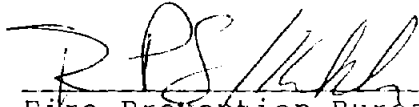
- RE: Property Owner: William Lee Gaines and Emma V. Gaines
Location: #1610 Ruxton Road
Item No.: *109 (RT)
No Comments.
- RE: Property Owner: Alice Trent
Location: #9 Compass Road
Item No.: *110 (RT)
No Comments.
- RE: Property Owner: Mitcherling and Mitcherling, D.D.S., P.A.
Location: #1414 Shore Road
Item No.: 111 (WCR)
No Comments.
- RE: Property Owner: Park School
Location: Park School
Item No.: + 112 (WCR)
1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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", 1991 Edition prior to occupancy.
- RE: Property Owner: Stanley G. Souranis and Annette M. Souranis
Location: #1405 Mt. Airy Road
Item No.: *114 (JLL)
No Comments.
- RE: Property Owner: Domenick William Filletti and Mary Elizabeth Filletti
Location: #7815 Seaside Road
Item No.: *115 (RT)
No Comments.
- RE: Property Owner: Frederick J. Burgesen and Michelle & Burgesen

Location: #103 and 105 East Pleasant Hill Road
Item No.: 116 (CAM)
No Comments.

RE: Property Owner: Alexander Edmonds
Location: #14018 Cuba Road
Item No.: 117 (JJS)
No Comments.

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

Reviewed By: 
Fire Prevention Bureau
Robert P. Sauerwald

RPS/kek

4/28/94

Case No. 94-113-SPH

EXHIBITS

Petitioner's Exhibits

1. Site plan

Protestant's Exhibits

1. A thru G. Photos

2. Photos A thru E

3. Plat of Kentonville Western Run (Nicholson's Manor)

September 9, 1999
Baltimore County zoning Board
This letter is to inform
you that I Joseph Saylor do
have knowledge of Edmonde's
family residing at 1401
Cuba Road of Cockeysville
Md since 1955 and that
Edmonde has had a trailer
trailer at this address. Now
his son keep one there.
I am stating that
there has been a trailer
trailer at this address from
1955 to present

Joseph R. Saylor
PATRICIA ANN ROBERTSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 23, 1997

IN RE: PETITION FOR SPECIAL HEARING
W/S Cuba Road, 2,330' S of
Miller Road
(14018 Cuba Road)
8th Election District
3rd Councilmanic District
Alexander Edmonds, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-113-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owner of the subject property, Alexander Edmonds. The Petitioner seeks approval that the storage of one commercial vehicle on the subject site since 1935 constitutes a nonconforming use of same as more particularly described herein and on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Alexander Edmonds, property owner, Alexander Edmonds, Jr., the Petitioner's father, and William Campbell, a nearby resident of the area. Appearing as a Protestant in the matter was Edward J. Veilleux, a nearby property owner.

Testimony indicated that the subject property, known as 14018 Cuba Road, consists of 2.5 acres zoned R.C. 2 and is improved with a single family dwelling. The instant Petition was filed as a result of a complaint registered with the Zoning Administration and Development Management Office (ZADM) as to the storage of a commercial vehicle on the subject property. Testimony indicated that the Petitioner stores an 18-wheel tractor trailer on site. Mr. Edmonds testified that his grandfather built the dwelling that exists on the property in 1935 and that at that time, his grandfather maintained several hogs, pigs, and cows on the property. Mr. Edmonds testified that his grandfather also stored on the property a large commercial truck which was used for transporting farm animals. Testimony indicated that the Petitioner's father, Alexander Edmonds, Jr., began parking his 18-wheel tractor trailer on the site in approximately 1945 until 1972, at which time he moved to New Jersey. Mr. Edmonds' father testified that he grew up on the subject property and that he stored his tractor trailer on the site for almost 30 years. The Petitioner now resides on the property with his wife and family and continues to store a commercial vehicle on the site, namely an 18-wheel tractor trailer.

Mr. William Campbell, a close friend of the family, testified that he has known the Edmonds since the early 1940s. Mr. Campbell testified that he stored his 18-wheel tractor trailer on the Edmonds' property in 1943, just prior to him going into the service during World War II. He testified that when he returned from the service, he commenced parking his truck on the Edmonds' property once again.

Two affidavits were offered into evidence by the Petitioner in support of his request. Rev. Joseph Taylor stated that from his personal recollection, a commercial truck has been parked on the subject property since 1955. A second letter was submitted by Joseph Smith who also attested to the fact that since the early 1950s, a commercial truck has always been parked on the subject property.

The testimony and evidence offered by the Petitioner clearly established that a commercial truck has been parked on the subject site, continuously and without interruption, since 1935. Although there have been occasions where more than one truck has been stored on the site, there was not enough evidence to establish a nonconforming use for the storage of more than one commercial truck on the property.

The testimony and evidence offered by the Petitioner clearly established that a commercial truck has been parked on the subject site, continuously and without interruption, since 1935. Although there have been occasions where more than one truck has been stored on the site, there was not enough evidence to establish a nonconforming use for the storage of more than one commercial truck on the property.

- 2 -

Appearing and testifying in opposition to the Petitioner's request was Edward Veilleux, a nearby resident of the area. Mr. Veilleux was concerned over a traffic safety issue regarding the parking of the truck in question. He testified that when the Petitioner enters or exits the property in his truck, he must stop in the traffic lane to back the truck onto the property. Inasmuch as this property is located at a sharp turn in Cuba Road, Mr. Veilleux argues that the difficult maneuvering the Petitioner must do in order to park his truck on the property causes a traffic hazard. He testified that on one occasion, he almost hit another car while attempting to pass a tractor trailer which was attempting to park on the subject site.

It was clear from the testimony that the subject property is located at a very sharp curve in Cuba Road. Visibility when traveling southbound on Cuba Road is blocked by a large hedge row and house which are situated on the corner of the property. As a result, extra precaution should be taken by the Petitioner to warn motorists of his truck entering and exiting the property. Therefore, by copy of this Order, I shall refer this matter to the Bureau of Traffic Engineering for a determination as to the appropriate signage which should be located at this curve to forewarn motorists of the possibility that a truck may be exiting/entering this property.

As with all nonconforming use cases, the first task is to determine whether a lawful nonconforming use existed on the subject property prior to the year in which the zoning regulations took effect, or a change in the zoning regulations caused the use of the property to become illegal. The controlling year in this case is 1945.

- 3 -

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKenny v. Baltimore County, Md., 39 Md. App. 257, 185 A2d. 96 (1978).

When the claimed nonconforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the nonconforming use, the Zoning Commissioner should consider the following factors:

"(a) To what extent does the current use of these lots reflect the nature and purpose of the original nonconforming use;

(b) Is the current use merely a different manner of utilizing the original nonconforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original nonconforming use."

McKenny v. Baltimore County, Md., Supra.

After due consideration of the testimony and evidence presented, it is clear that a commercial vehicle (tractor trailer) has been stored on the subject property, continuously and without interruption, since prior to 1945, and as such, a legal nonconforming use for the storage of one commercial truck on the subject site exists.

- 4 -

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of November, 1993 that the Petition for Special Hearing to approve the storage of one commercial vehicle on the subject site as a nonconforming use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioner is hereby made aware that proceeding at this time is at his 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.

2) Within thirty (30) days of the date of this Order, the Petitioner shall contact the Baltimore County Bureau of Traffic Engineering for a determination as to the appropriate signage, and location of same, to be placed at or near the dangerous curve in Cuba Road in the vicinity of the subject property to warn oncoming traffic in both directions that a truck may be entering the roadway at this location.

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

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

TWK:bjs

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

(410) 887-4386

November 18, 1993

Mr. Alexander Edmonds
14018 Cuba Road
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
W/S Cuba Road, 2330' S of Miller Road
(14018 Cuba Road)
8th Election District - 3rd Councilmanic District
Alexander Edmonds - Petitioner
Case No. 94-113-SPH

Dear Mr. Edmonds:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: Mr. Edward J. Veilleux
5 Brook Farm Court, Cockeysville, Md. 21030

People's Counsel

file



Petition for Special Hearing
94-113-SPH
to the Zoning Commissioner of Baltimore County

for the property located at 14018 Cuba Rd. Cockeysville, Md. 21030
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve:

"The nonconforming use of one commercial vehicle on site (Since 1935)."

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Contract Purchaser/Lessor:

Alexander Edmonds
Type or Print Name
Edward J. Veilleux
Signature
Address
14018 Cuba Road
City
Cockeysville Md 21030

Who do I submit this and other, under the provisions of zoning, and then use the legal owner(s) of the property which is the subject of this Petition.

Alexander Edmonds
Type or Print Name
Edward J. Veilleux
Signature

Attorney for Petitioner:

Type or Print Name
Address
City
State
Zip

14018 Cuba Road
Address and phone number of legal owner(s) or representative to be contacted
Alexander Edmonds
Type or Print Name
14018 Cuba Rd. Cockeysville Md 21030
Address
City
State
Zip

Notarized Signature of Petitioner
Notarized Signature of Lessor
Notarized Signature of Attorney

Notarized Signature of Attorney
Notarized Signature of Lessor
Notarized Signature of Petitioner

ORDER RECEIVED FOR FILING
Date 11/18/93
By [Signature]

94-113-SPH Zoning Description
14018 Cuba Rd.

Beginning at a point on the West Side of Cuba Rd., 2330 ft. ± South of the centerline of Miller Rd. Thence running West 789.44 ft. thence 73.75 ft. South thence East 813 ft. thence North 193 ft. to the point of beginning; Containing 2.5 acres ± and located in the 8th Election District.

ORDER RECEIVED FOR FILING
Date 11/18/93
By [Signature]

- 5 -

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

ZONING AGENDA - Formal or Informal Response Due September 27, 1993

- RE: Property Owner: William Lee Gaines and Emma V. Gaines
Location: #1610 Ruxton Road
Item No.: #109 (RT)
No Comments.
- RE: Property Owner: Alice Trent
Location: #9 Compass Road
Item No.: #110 (RT)
No Comments.
- RE: Property Owner: Mitcherling and Mitcherling, P.D.S., F.A.
Location: #1414 Shore Road
Item No.: #111 (WCR)
No Comments.
- RE: Property Owner: Park School
Location: Park School
Item No.: #112 (WCR)
1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
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", 1991 Edition prior to occupancy.
- RE: Property Owner: Stanley C. Scouranis and Annette N. Scouranis
Location: #1405 Mt. Airy Road
Item No.: #114 (JLL)
No Comments.
- RE: Property Owner: Domenick William Filletti and Mary Elizabeth Filletti
Location: #7815 Seaside Road
Item No.: #115 (RT)
No Comments.
- RE: Property Owner: Frederick J. Burgesen and Michelle L. Burgesen

Mr. Alexander Edmonds
14018 Cuba Road
Cockeysville, MD 21030

RE: Petition for Special Hearing
W/S Cuba Road, 2,330' S of Miller Road
(14018 Cuba Road)
8th Election District
3rd Councilmanic District
Alexander Edmonds - Petitioner
Case No. 94-113-SPH

Dear Mr. Edmonds:

Please be advised that an appeal of the above-referenced case was filed in this office on December 12, 1993 by Newton A. Williams, Esquire on behalf of Traditional Concepts, Ltd. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3391.

Arnold Jablon
ARNOLD JABLON
Director

AJ:jaw

cc: Mr. Edward J. Veilleux
People's Counsel

APPEAL
Petition for Special Hearing
W/S Cuba Road, 2,330' S of Miller Road
(14018 Cuba Road)
8th Election District - 3rd Councilmanic District
Alexander Edmonds - PETITIONER
Case No. 94-113-SPH

Petition(s) for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits: 1 - Plat to Accompany Special Hearing

2 - Letter from Joseph E. Smith dated 9/9/93

3 - Letter from Joseph L. Taylor dated 9/9/93

Protestant's Exhibits: 1 - One Photograph

2 - One Photograph

Deputy Zoning Commissioner's Order dated November 18, 1993 (Granted)

Notice of Appeal received on December 17, 1993 from Newton A. Williams, Esquire on behalf of Traditional Concepts, Ltd.

cc: Mr. Alexander Edmonds, 14018 Cuba Road, Cockeysville, MD 21030

Mr. Edward J. Veilleux, 5 Brook Farm Court, Cockeysville, MD 21030

Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, Suite 700,

Court Towers, 210 West Pennsylvania Avenue, Towson, MD 21204

People's Counsel of Baltimore County

Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning

Patrick Keller, Office of Planning & Zoning

Timothy M. Kotroco, Deputy Zoning Commissioner

M. Carl Richards, Jr., Zoning Coordinator

Docket Clerk

Arnold Jablon, Director of ZADM

TO: Larry K. Schmidt
Zoning Commissioner

FROM: James H. Thompson - ZT
Zoning Enforcement Coordinator

SUBJECT: ITEM NO.: 117

PETITIONER: Corrie H. Edmonds

VIOLATION CASE NO.: 94-113-SPH

LOCATION OF VIOLATION: 14018 Cuba Road

Hunt Valley, Maryland 21030-1211

8th Election District

DEFENDANTS: Corrie H. Edmonds

14018 Cuba Road

Hunt Valley, Maryland 21030-1211

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

Edward Veilleux 5 Brook Farm Court

Hunt Valley, Maryland 21030

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

JHT/OT/hek

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. 94-113-SPH
ALEXANDER EDMONDS
W/S Cuba Road, 2,330' S of Miller Road
(14018 Cuba Road)
8th Election District
3rd Councilmanic District

SPH - Nonconforming use /storage of one commercial vehicle on subject site (18-wheel tractor/trailer) since 1935.

11/18/93 - D.Z.C.'s Order in which Petition for Special Hearing was GRANTED.

ASSIGNED FOR: THURSDAY, APRIL 28, 1994 at 10:00 a.m.

cc: Newton A. Williams, Esquire Counsel for Appellant /Protestant
Traditional Concepts, Ltd. Appellant /Protestant
c/o Newton A. Williams, Esq.

Mr. Edward J. Veilleux Protestant
Mr. David L. Pindell, Sr. Protestant

Mr. Alexander Edmonds Petitioner
Mr. William Campbell

People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

RECEIVED
FEB 22 1994

ZADM

Kathleen C. Weidenhammer
Administrative Assistant

HAND DELIVERED

Arnold Jablon, Esquire, Director
ZADM
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

RE: Notice of Appeal
Edmonds Special Hearing Case
Cuba Road
Case No.: 94-113-SPH

Please note an appeal to the County Board of Appeals for Baltimore County from the decision of the Deputy Zoning Commissioner dated November 18, 1993, in the above matter, on behalf of our client, Traditional Concepts, Ltd., an owner of a nearby affected tract.

Among other things, my clients concerns as an aggrieved party include the factual basis of the finding, safety concerns, screening concerns and other matters.

Per information from your staff, our check in the amount of \$210.00 is enclosed representing the \$175.00 appeal fee and a \$35.00 sign fee. If this is not the correct amount, or if anything further is needed to perfect the appeal, please notify us on Friday, December 17th, and it will be immediately furnished.

12/17/93
ZONING OFFICE

DISTRICT 8 - continue -

843 WALTER DODD RAMBERG HOUSE - c. 1900 - South side of Belfast Road, east of Duncan Road. Built on part of Meadowdale Farm by Lewis M. Bacon; first listed as tenant house in 1911 tax ledger and it measured 30 x 16 feet in 1918 tax ledger. Acquired by Rambergs in 1968. Large, late 19th Century rural house in Victorian style. Two-stories of frame, three bays wide, cross-gabled roof. German siding covering. Various wings, including two-story architectural studio designed in contemporary style by owner. Owner: Walter Dodd Ramberg, A.I.A.

844 CLARA LEE HOUSE - 1872 - SW side of Western Run Road, 0.25 mile south of Gerber Lane, Leeville village. Probably dates from post-Emancipation period when Thomas C. Bosley sold land to Benjamin Lee for \$100. Shown on 1877 atlas and carried as Lee's in 1876 and 1896 tax ledgers. Two-story, two-bay, frame house, with gable roof; asbestos shingle wall covering. Brick internal chimney. Shed-roofed, full-width porch. Owner: Mrs. George E. Lee.

847 GOUGH METHODIST CHURCH - 1907 - 14200 Cuba Road, 0.35 mile south of Miller Road. Congregation was founded at meeting held in 1875 in Daniel Parker's home. Church was named for one of the early trustees, Peter Gough or Gauff, who died in 1898 at age 102. Gough had been employed at Oregon Furnace for its entire working life. The church of 1896 (or more likely, 1879) was burned in 1905, and present combined church-school structure was put up in 1907. The Education prior to desegregation. The school space has been converted to a fellowship hall. Frame church, five bays long, two entrances, asphalt sheeting wall covering in imitation ashlar pattern. Rubble stone foundation; concrete block foundation under sanctuary bay. Shed roof of standing-seam tin. Cornerstone spells name Gough. Leaded opalescent-glass windows.

848 GREENCROFT - c. 1908 - 14018 Greencroft Lane, at end of long private road entered from Cuba Road. Replacement of the T. H. Matthews house of 1877 atlas. Probably built just after John D. Starr purchased part of Willow Mill tract in 1906. First listed in 1911 tax ledger. Square, 2-1/2 story stone house in colonial revival style with hip roof and hip-roofed porch with Tuscan columns on two sides. Windows are 1-on-1 type. Wide gabled dormer on each roof slope. Owner: Frederick F. Mueller.

DISTRICT 8 - continue -

803 MADDEN HOUSE - 1850-1875 - East side of Cuba Road, 1.4 mile northwest of Shaven Road, Gentsville village. First owner was Daniel Parker, one of the founders of Gough Methodist Church. The first meetings of that black congregation took place in the Parker house. Frame, 1-1/2 story house, two bays wide with wing on north. Clapboard siding; gable roof covered with standing-seam tin. Shed-roofed dormers. Victorian style. A small but substantial house. Owner: Herbert Madden.

804 JOHN EDELIN III HOUSE - 18__ - East side of Falls Road, 0.2 mile north of Miller Road. Apparently the tenant house of a small farm, this house stands on Nancy's Palance, surveyed in 1796. The land was sold by Harvey Merryman to William C. Gent in 1859, and was mentioned in Gent's will of 1871. Shown as a square in 1877 atlas. Frame, two-story, three bay house with shed-roofed kitchen wing. Internal brick chimneys. Gable roof, stone foundation. Covered with weatherboarding; some half-octagon shaped shingles used in west gable. Vernacular style. Owner: John W. Edelin, III.

805 WHYR HOUSE - c. 1900 - East side of Falls Road, 0.3 mile north of Miller Road, Butler vicinity. Not found on 1898 Bromley atlas, this house was rented in 1903 to Warren H. Powell, "colored", for a 25-year term at \$7.50 per annum and \$25 cash. The Powells purchased the house from its family. Two-story, two-bay frame house, gable roofed, walls covered with asphalt shingles; various shed-roofed additions; modest dwelling intended for a farmer or artisan. Owner: Ardella Smith Whyr.

806 SPRING GARDEN TENANT HOUSE - 1869 - South side of Western Run Road, 0.25 mile SE of Falls Road, Butler vicinity. Built by the Cole family on "The Regulated Vineyard Reurveyed," patented by Darby Ensor in 1793. House built about 1869 when Mordcaai Ensor sold 32.5 acres to Joseph Alfred Cole. Listed in 1876 tax ledger and shown in 1877 atlas. Remained in Cole family until 1941 when sold to present owner. Two-story frame house, three bays wide, cross-gabled, with hip-roofed porch across three bays. Wood-shingled walls; standing-seam tin roofing. Inside end-chimneys. Rear wing. Victorian style. Owner: Robert E. Lewis.

Rev. J. L. Taylor
 (Harrisburg, PA)
 September 9, 1993
 Baltimore County Zoning Board
 This letter is to inform you that I have been in the knowledge of Edmonds' family residing at 14018 Cuba Road of Cockeysville and since 1955 and the Edmonds have had a trailer trailer at this address. Now his son keep one there. I am stating that there has been a trailer trailer at this address from 1955 to present

Joseph R. Taylor
 Notary Public for the State of Maryland
 My Commission Expires June 28, 1997
 94-113-A

To whom it may concern.
 9-9-93
 This letter is to say that the property located at 14018 Cuba Road owned by Alexander Edmonds has been owned by Mr. Edmonds' family since 1955 and his father has lived at this residence since the early 50's and Mr. Edmonds has lived at this residence to the present time. This is stated truthfully and to the best of my knowledge.

Joseph E. Smith
 Joseph E. Smith
 14036 Cuba Rd
 Cockeysville MD 21030

Alice A. Gunderson
 ALICE A. GUNDERSON
 Notary Public for the State of Maryland
 My Commission Expires June 28, 1997

94-113-A

SENT BY: 11-9-93 9:18AM AT&T NSEC EAST-PLANNING 12/2
 11/9/93

To Whom It May Concern,

THIS LETTER IS TO SUPPORT ALEX EDMONDS OF 14018 CUBA ROAD COCKEYSVILLE, MD. I LIVE IN THE NEIGHBORHOOD THAT MR. EDMONDS RESIDES AND I HAVE BEEN A NEIGHBOR OF HIS FOR A NUMBER OF YEARS. SINCE LIVING IN THE NEIGHBORHOOD I HAVE NOT ENCOUNTERED ANY PROBLEMS WITH MR. EDMONDS PARKING HIS TRUCK AT THE ADDRESS ABOVE. MY SIGNATURE ON THIS PAGE IS IN SUPPORT AND IN NO WAY DO I HAVE ANY OBJECTION TO HIS PARKING AT THE ABOVE ADDRESS.

NAME	ADDRESS
Thomas J. Hannon	14101 cuban rd cockeysville MD 21030
Frank J. Hill	14025 Cuba Rd Cockeysville Md 21030
Catherine Smith	14032 Cuba Rd Cockeysville, Md. 21030
190015 Hannon	14317 Cuba Rd Cockeysville Md 21030
William Hannon	14315 Cuba Rd Cockeysville Md 21030
Daniel C. Smith	14108 Cuba Rd "
Charles A. Hannon	14012 Cuba Rd Cockeysville Md 21030

Lemuel Johnson
 Mayor

Baltimore County
 Office of Planning & Zoning
 County Courts Building Suite 406
 Towson, Maryland 21204
 (301) 887-3480

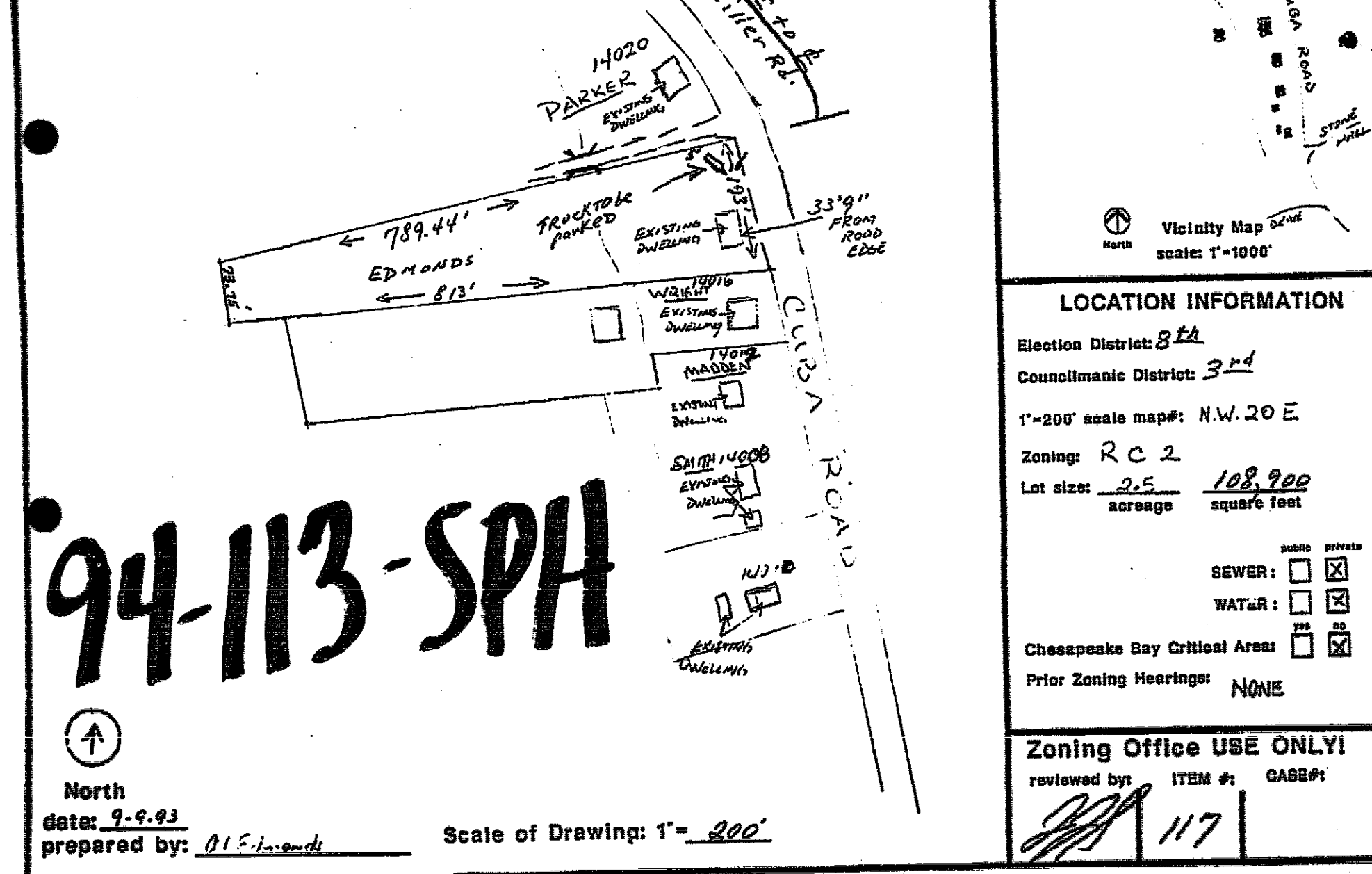
PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Alexander Edmonds	14018 Cuba Rd Cockeysville, Md 21030
William Campbell	1727 Bay View Rd. Baltimore, Md 21224
Al Edmonds Jr	1300 Maple Ave. Pikesville, Md 21076

PLEASE PRINT CLEARLY BALTIMORE COUNTY REPRESENTATIVES SIGN-IN SHEET

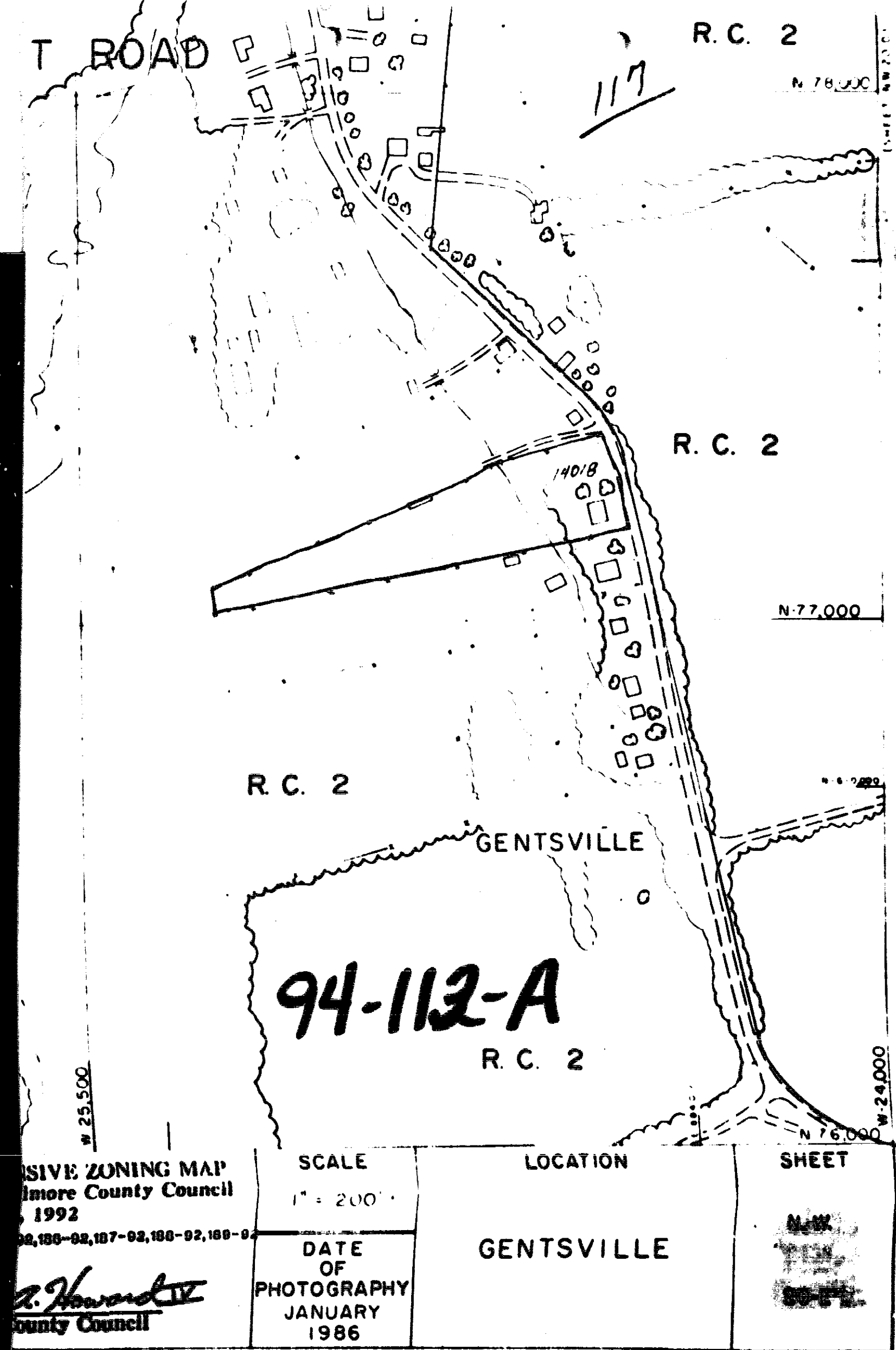
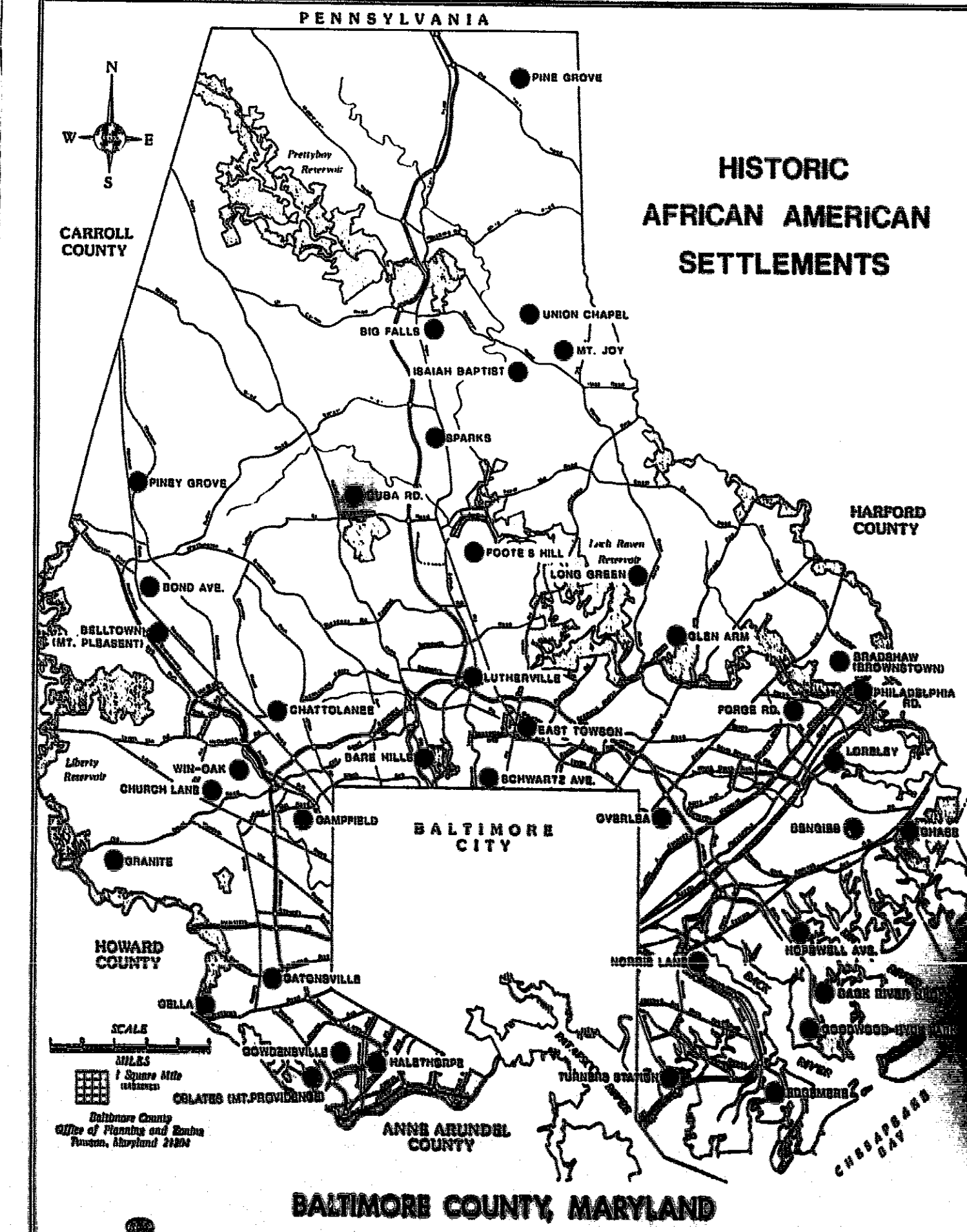
NAME	ADDRESS
EDWARD J. VEILLEUX	5 BRUCK FARM CT 21030

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing
 PROPERTY ADDRESS: 14018 Cuba Road, Cockeysville, MD 21030
 Subdivision name:
 plat book: 204, folio 157, lot # 1, section # 1
 OWNER: Corrie Edmonds



LOCATION INFORMATION
 Election District: 822
 Councilmanic District: 324
 1"=200' scale map: N.W. 20 E
 Zoning: RC 2
 Lot size: 0.5 acreage
 108,900 square feet
 SEWER: ☐
 WATER: ☐
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearing: NONE

Zoning Office USE ONLY!
 reviewed by: ITEM # 117
 OABP





Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

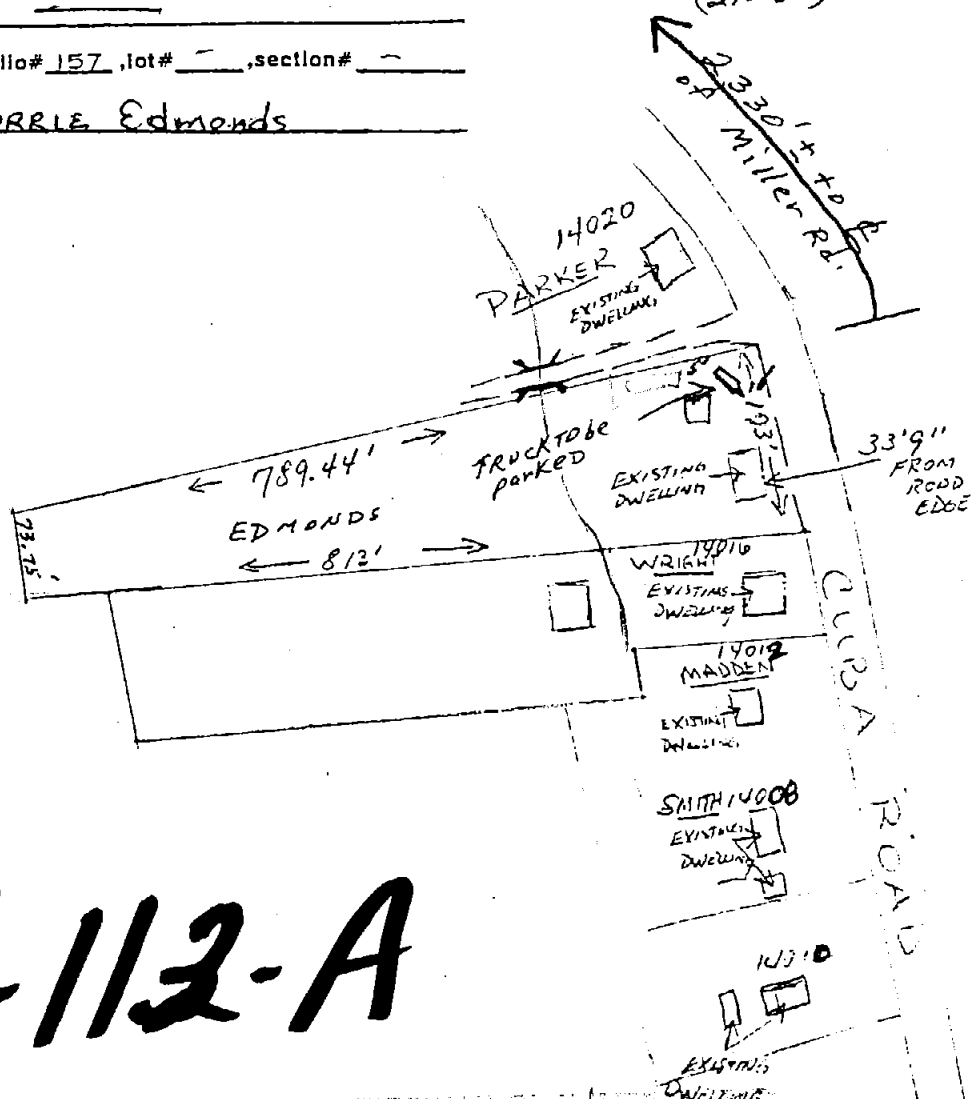
PROPERTY ADDRESS: 14018 CUBA ROAD COCKEYSVILLE MD (21030)

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# 8954, folio# 157, lot# _____, section# _____

OWNER: CORRIE Edmonds



94-112-A

PETITIONER'S
EXHIBIT NO. 1

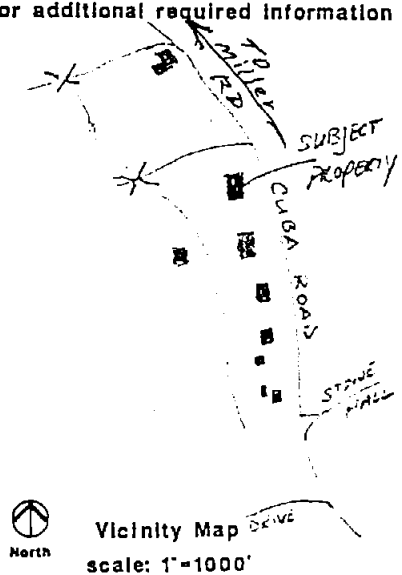


North

date: 9-9-93

prepared by: Ol Edmonds

Scale of Drawing: 1" = 200'



LOCATION INFORMATION

Election District: 8th

Councilmanic District: 3rd

1"=200' scale map#: N.W. 20 E

Zoning: RC 2

Lot size: 2.5 acreage 108,900 square feet

SEWER: public ☐ private ☒

WATER: public ☐ private ☒

Chesapeake Bay Critical Area: yes ☐ no ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

[Signature] 117