

IN RE: HEARING ON UNDERSIZED LOT
NW/S Glenwood Avenue, 225' W of
the c/l of Lavonia Place
(20 Glenwood Avenue)
1st Election District
1st Councilmanic District

Clarence Bohn - Owner
Isaac Gheiler - Applicant

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Building Permit No. B225902
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner pursuant to a request for public hearing to determine the appropriateness of a building permit application for the proposed development of the subject property, known as 20 Glenwood Avenue, located in the Catonsville area of southwestern Baltimore County. The owner of the property has entered into a contract of sale with R.R.I.G. Corporation, which seeks to develop the site with a single family dwelling. The request for public hearing was filed by the adjacent property owner, Ms. Joanne Beusch, by letter dated April 14, 1995. Subsequent to the receipt of said request, the property was posted and a public hearing scheduled before me on May 22, 1995.

Appearing at the public hearing on behalf of the building permit application was Isaac Gheiler, a representative of R.R.I.G. Corporation. Appearing in opposition to the application was Ms. Joanne Beusch, adjoining property owner.

Mr. Gheiler testified that he has entered into a contract to purchase the subject property from Mr. Bohn who bought the lot through a Baltimore County Tax Sale. Mr. Gheiler wishes to construct a home on the property in accordance with the elevation drawings submitted to the file. These elevation drawings were reviewed by the Office of Planning and Zoning

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Date

By

and Mr. J. Francis Morsey, a representative of that office, recommended approval of a dwelling on this property consistent with "Elevation I".

Ms. Beusch testified as to her concerns during the construction phase of this project. She testified that her property is currently up for sale and that she is concerned that construction on the subject property will adversely affect the sale of her home. Ms. Beusch is concerned over construction traffic and any damage that might result to her property from construction taking place next door. She is also concerned that construction workers will park on the road and impede the flow of traffic on Glenwood Avenue. Ms. Beusch further testified that the subject property was once improved with an older home which had become abandoned. She testified that Baltimore County eventually condemned the property and razed the dwelling due to its dilapidated condition. She also testified that there are other lots in this neighborhood which are the same size as the subject lot, including her lot, which is only 40 feet wide.

This hearing is before me pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.). Section 304 relates to the issuance of building permits for undersized lots. It is clear that the subject property is undersized and is only 40 feet wide, and not 55 feet, as required by the current B.C.Z.R. Under Section 304, I am required to determine whether the proposed dwelling is "appropriate" for this site.

Based upon the testimony and evidence offered at the hearing in support of this application, including the recommendation made by the Office of Planning and Zoning, I am persuaded that the building permit for the subject property should be approved. The architectural style and design of the proposed dwelling appear to be compatible with other homes in the surrounding community. However, given the concerns raised by Ms.

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Beusch at the hearing, I believe some restrictions are appropriate and shall be imposed as a condition to the relief granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of June, 1995 that Building Permit Application No. B225902 for the proposed development of the subject undersized lot, known as 20 Glenwood Avenue, is appropriate and the same is hereby APPROVED, subject to the following restriction:

- 1) The Builder shall take appropriate steps to insure that there is no inconvenience to the surrounding residents during the construction phase of this project. Along those lines, the Builder shall provide on-site parking for construction workers so as not to impede the flow of traffic on Glenwood Avenue. Furthermore, the Builder shall take special precautions to insure that no damage is caused to any adjoining property as a result of construction on the subject lot.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/6/95

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 6, 1995

Ms. Joanne Beusch
22 Glenwood Avenue
Baltimore, Maryland 21228

RE: HEARING ON UNDERSIZED LOT
NW/S Glenwood Avenue, 225' W of the c/l of Lavonia Place
(20 Glenwood Avenue)
1st Election District - 1st Councilmanic District
Clarence Bohn - Owner; Isaac Gheiler - Applicant
Building Permit No. B225902

Dear Ms. Beusch:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The building permit application has been approved 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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Isaac Gheiler
R.R.I.G. Corporation, 3403 Old Post Drive, Baltimore, Md. 21208

People's Counsel

File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 19, 1995

**NOTICE OF REQUEST FOR
HEARING AND HEARING DATE
FOR UNDERSIZED LOT PERMIT**

Please note that a formal request for a public hearing to be held before the Zoning Commissioner has been filed with this office. Pursuant to Baltimore County Zoning Regulations, such hearing has been scheduled and will take place as follows:

HEARING ON UNDERSIZED LOT
Permit Number: B225902
20 Glenwood Avenue
1st Election District - 1st Councilmanic
Legal Owners: Clarence Bohn
Applicant: RRIG Corporation

Hearing to determine whether the Zoning Commissioner should approve the proposed improvements on an undersized lot.

HEARING: MONDAY, MAY 22, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "A".

Arnold Jablon
Director ZADM

cc: RRIG Corporation
Joanne Beusch
Clarence Bohn



1640-95

4/10/95
8

By Overnight Airborne Express

Office of Zoning Administration

To: Mrs. Stevens

Re: Opposition to Building Permit for 20 Glenwood Ave.,
Baltimore, Md. 21228

Mrs. Stevens:

As per our telephone conversation, I am enclosing a check
in the amount of \$40.00 to cover the filing fee for my
opposition to the building permit for 20 Glenwood Avenue,
and my request for a public hearing on the matter.

#442

Thank you.

Joanne M. Beusch
Joanne M. Beusch
22 Glenwood Avenue
Baltimore, Maryland 21228
788-2003(H) or 766-6300(W)

RECEIVED
APR 18 1995

ZADM

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

B. 225902
Permit Number

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ R R I G Corp. Old Post Dr. 21208 486-5683
Print Name of Applicant Address Telephone Number

☐ Lot Address 20 GLENWOOD AVE Election District 1 Council District Square Feet 3,800

Lot Location: N E S W side/corner of GLENWOOD AVE feet from N E S W corner of
(street) (street)

Land Owner Clarence Bohn Tax Account Number 01-16001850

Address 405 Shady Knoll Ln. Telephone Number

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☒	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies)	☒	☐
(please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by R.I.
ZADM

Date 3/17/95

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

The Planning Office recommends Elevation "I"

Signed by: Francis Mowsey
for the Director, Office of Planning & Zoning

Date: 3/30/95

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

UNDERSIZED LOT 20 GLENWOOD AVENUE
RRIG - Applicant Clarence Bohn - Owner
The application for your proposed Building Permit Application has been accepted
for filing by _____ on 3/17/95
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 3/30/95 D (15 Days Before C)

DATE POSTED 3/24/95

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY. (LAST DAY FOR HEARING DEMAND) 4/14/95 C (B-3 Work Days)

TENTATIVE DECISION DATE 4/17/95 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 1st

Location of property: 20 Glenwood - Elec. Dist. #1

Posted by: M. Stealy Date of Posting: 3/24/95
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

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

No 55902

DATE 3/17/15 ACCOUNT R-001-6150

AMOUNT \$ 85⁰⁰

RECEIVED
FROM: ISAAC GHIJER

FOR: UNDERSIZED LOT COMPUTABILITY

03A03H0130MICHRC

\$85.00

BA 0083:29PM03-17-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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

No. 156549

DATE 4/19/85 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: JOANNE BEUSCH

FOR: Request for Hearing - 20 Glenwood
Undersigned

03A03#0018MICHRC

\$40.00

BA 0002:20PM04 25 95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ISAAC Gheiler
from: RRIG Corporation.

ADDRESS

3403 Old Post DR.
Baltimore, Md. 21208.



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME _____

Joanne Bensch

ADDRESS

22 Glenwood Ave., Balto Md
21228







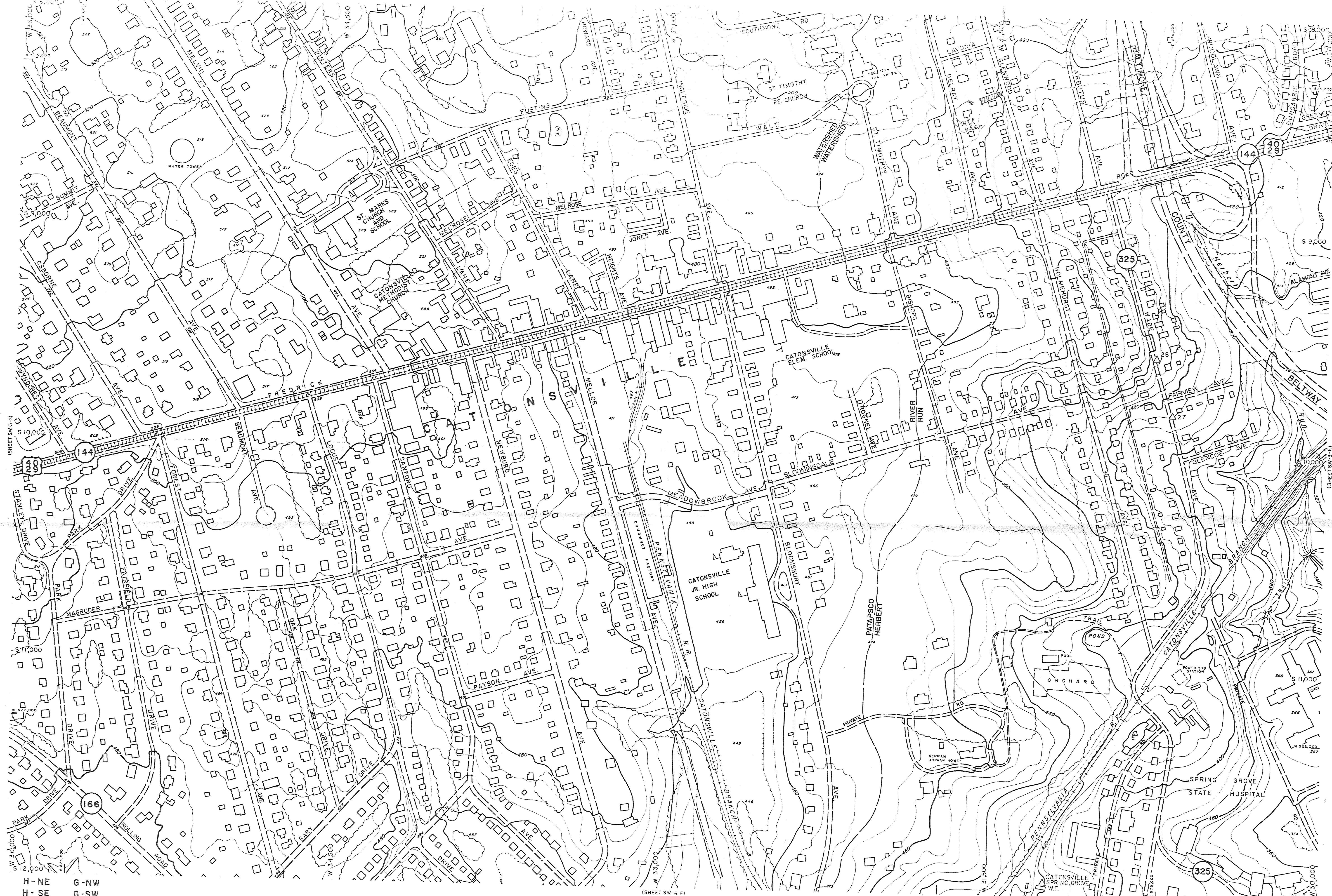
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		DATE
BY		
SCALE		1" = 200'
DATE OF PHOTOGRAPHY		APRIL 1953
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.		

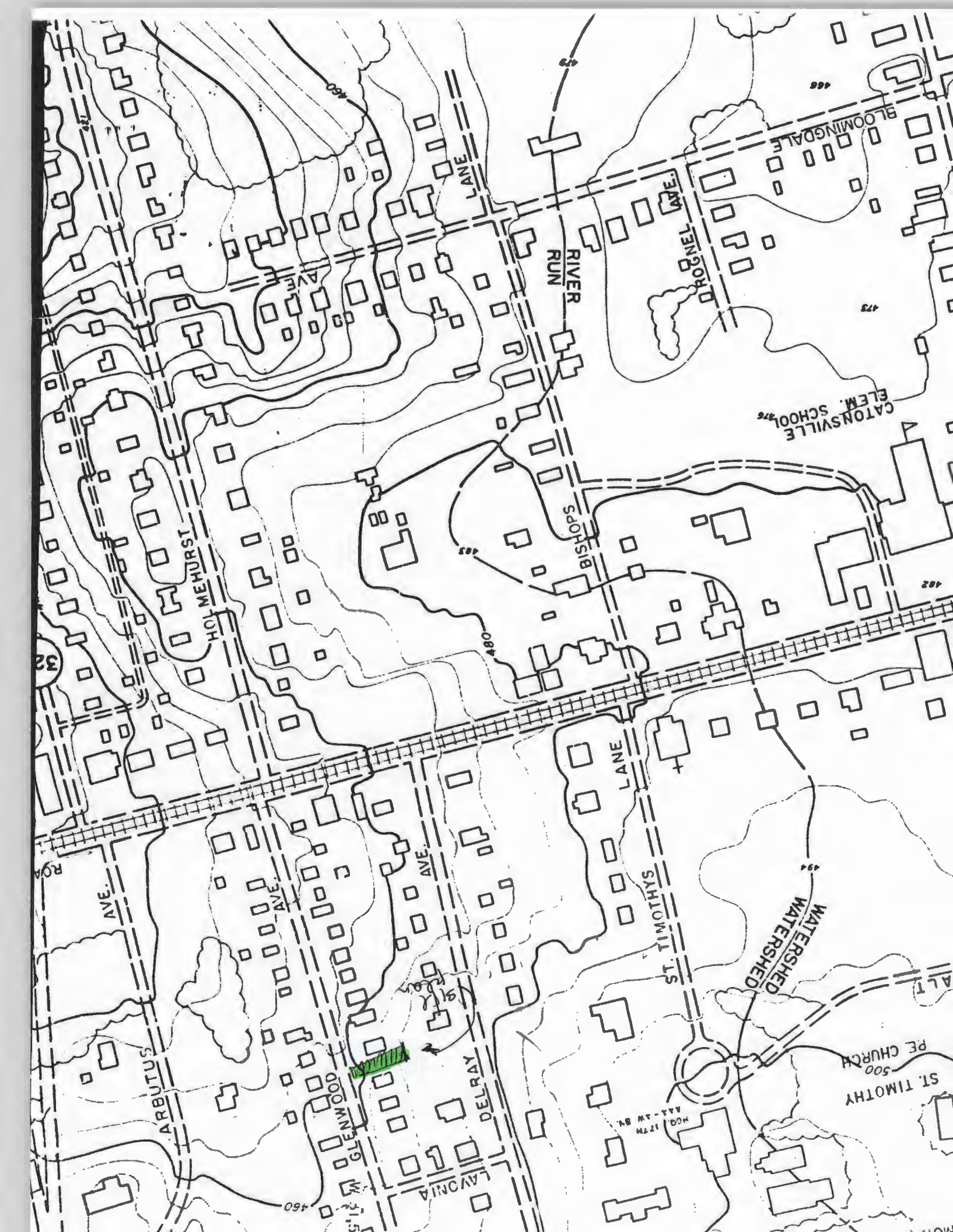
CATONSVILLE

S.W.
3-F

1-29-69



H-NE G-NW
H-SE G-SW



BLOOMINGDALE

PROGNEL AVE.

RIVER RUN

CATONSVILLE ELEM. SCHOOL

SPOHRSIB

HOLMEHURST

LANE

ST. TIMOTHYS

WATERSHED

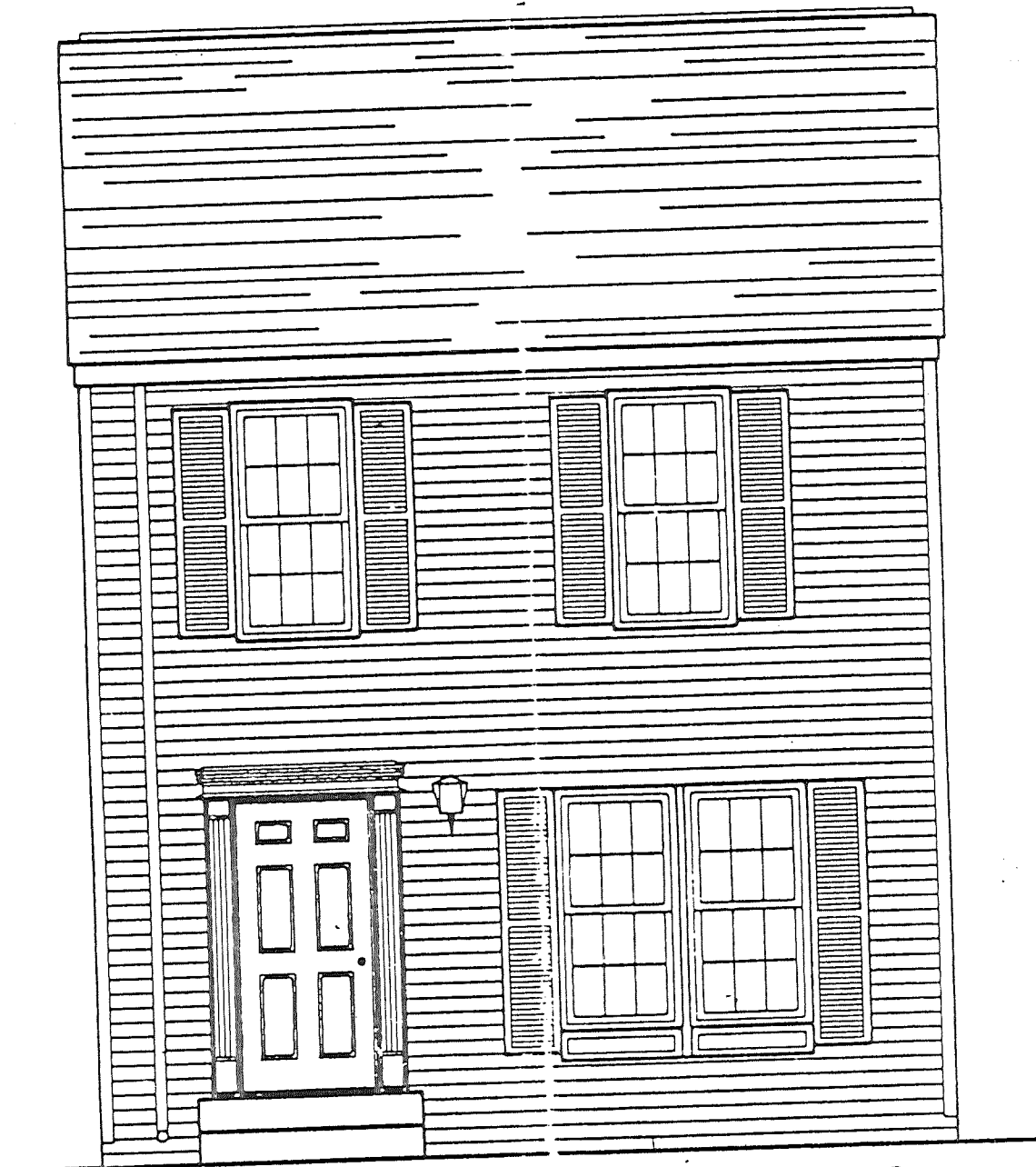
ST. TIMOTHY RE CHURCH

DEL RAY

GLENWOOD

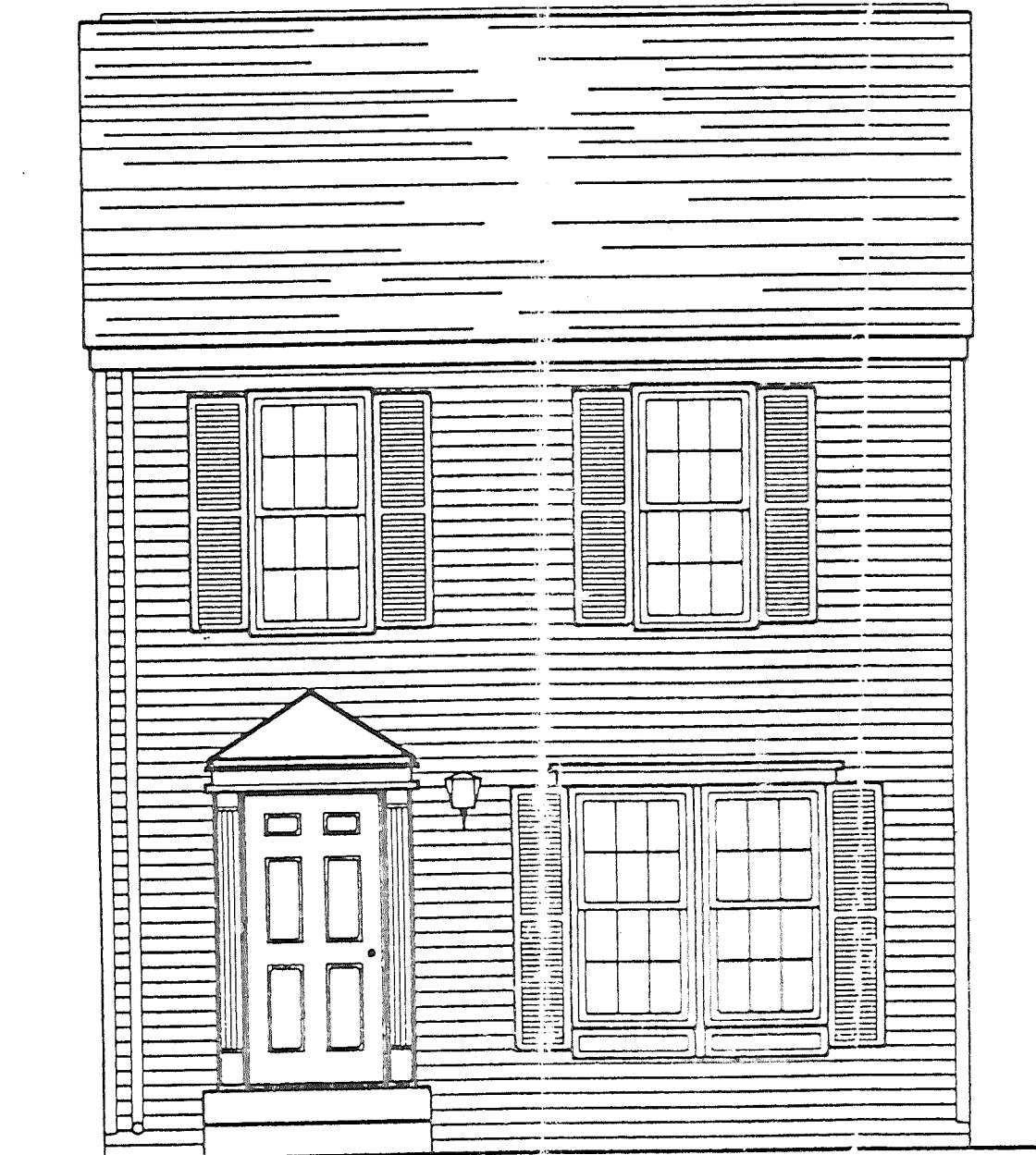
ARBUTUS

AVONIA



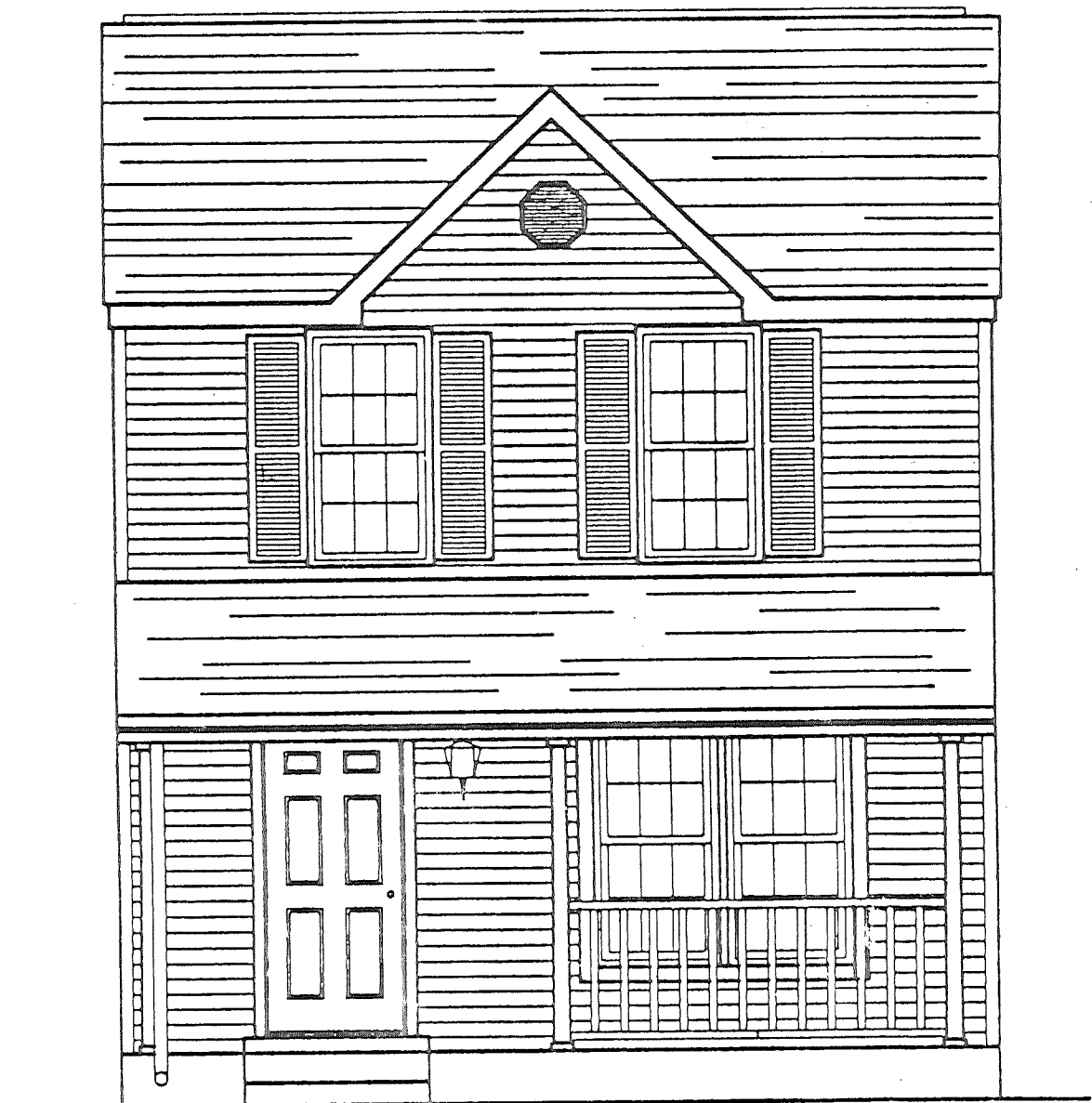
3068 DR.
2852 (ABOVE) TWIN 2852 W/PANELS
2852 (ABOVE)

ELEVATION "A"



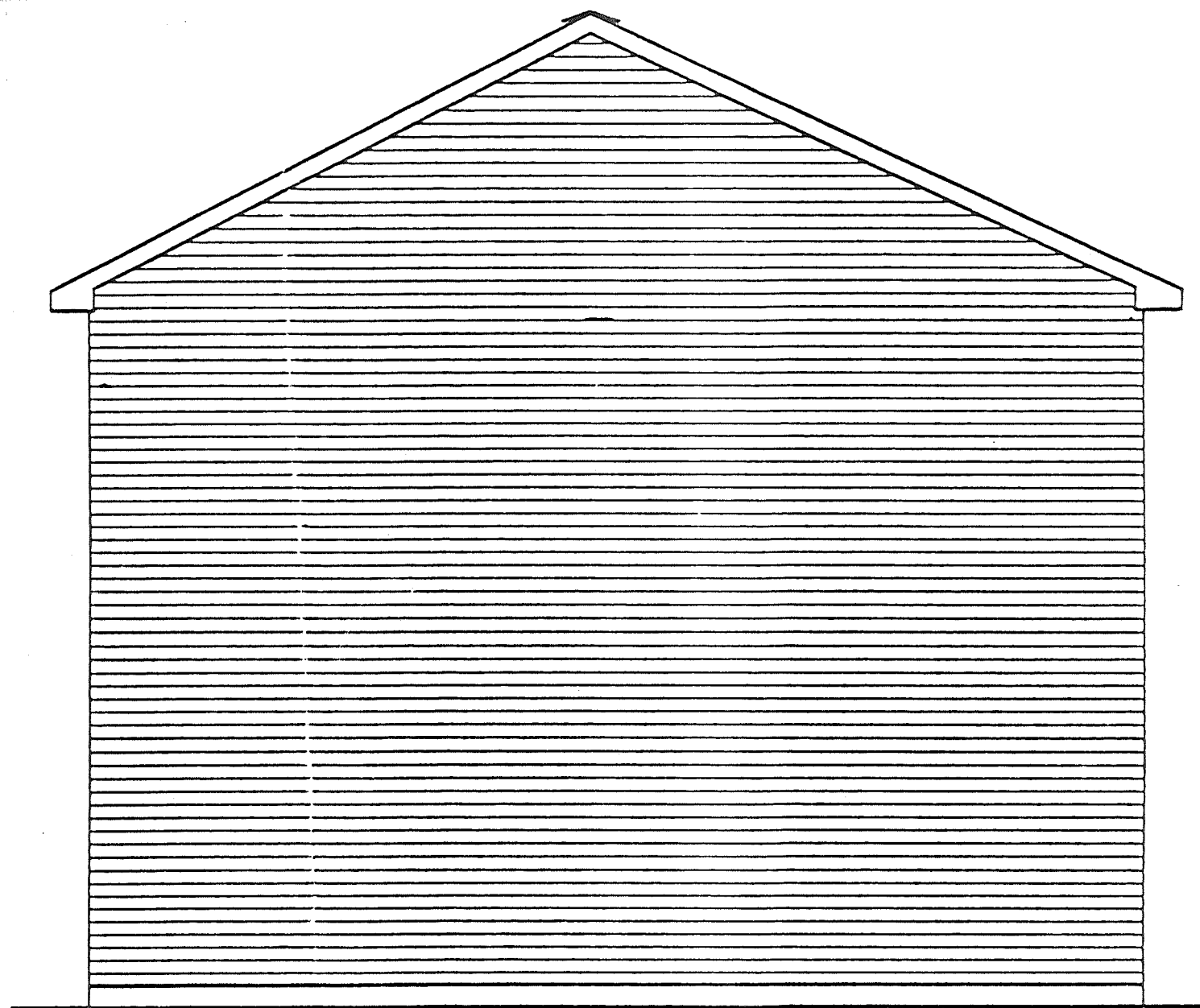
3068 DR.
2852 (ABOVE) TWIN 2852
2852 (ABOVE)

ELEVATION "C"



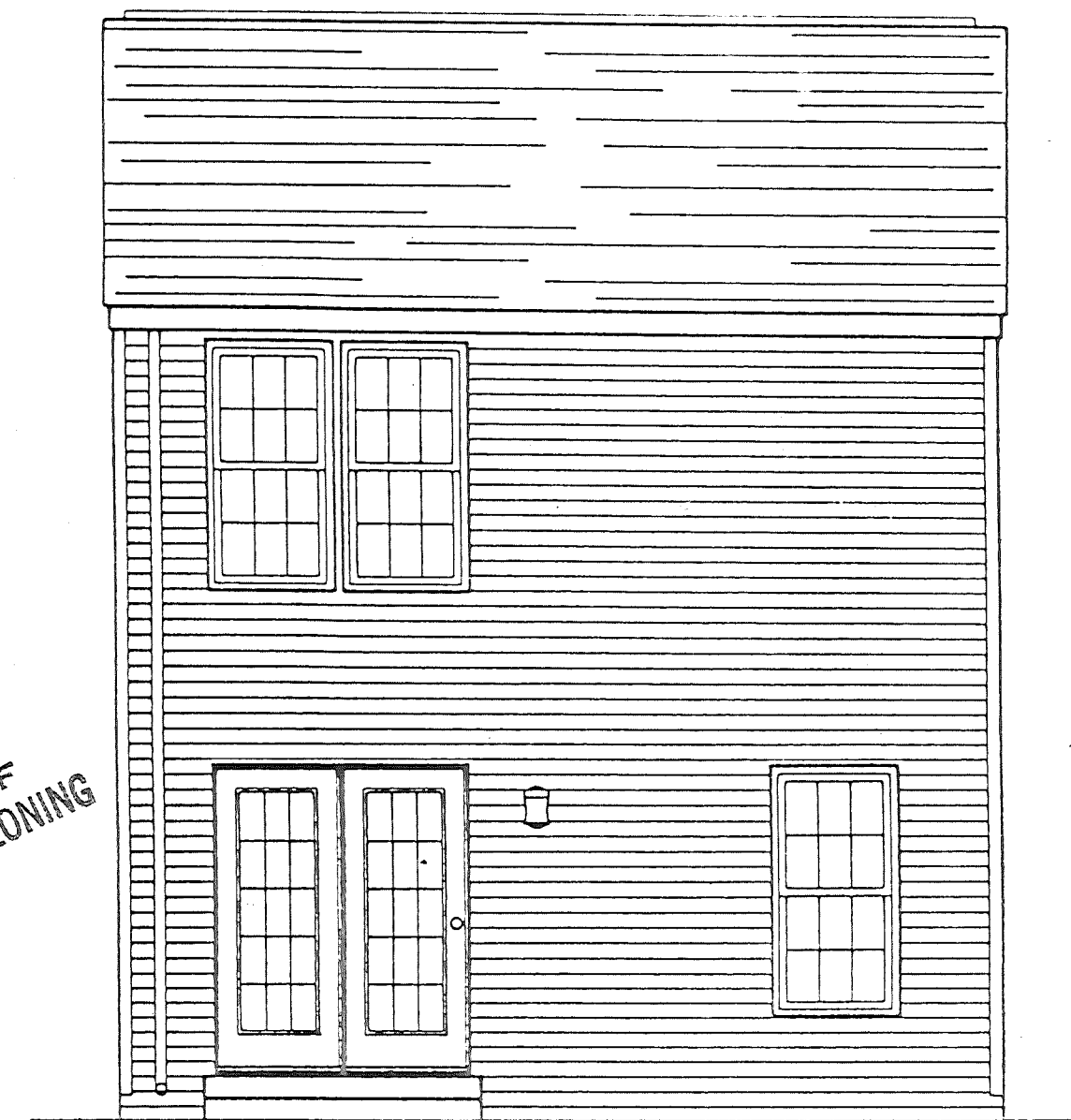
3068 DR.
2852 (ABOVE) TWIN 2852
2852 (ABOVE)

ELEVATION "I"



SIDE ELEVATION (TYPICAL)

RECEIVED
MAR 20 1995
OFFICE OF
PLANNING & ZONING



2868 DR. W/2868 S.L. (15-LITE)
2852 TWIN (ABOVE)

2852

REAR ELEV.

ELEVATIONS

SCALE: 1/4" = 1'-0"

RRIG BUILDING CORP.
CHERRY HEIGHTS
LOTS: 76, 78 & 80
MAY 26, 1990

A-2

- 1 PROPER
- 2 NOT IN
- 3 ELECTION
- 4 REGIONAL
- 5 COUNCIL

JWS 1 PART 2 - 215

GLENWOOD AVENUE 50' R/W

225' SW 2.00' LAVONIA PLACE

104

106

40.00'

95.00'

95.00'

25' B.R.L.
200.0'

PROPOSED HOUSE

30.0'

30.0'

20.0'

10' B.R.L.

10' B.R.L.

30' B.R.L.

LOT 105

RECEIVED

MAR 20 1995

OFFICE OF PLANNING & ZONING

40.00'