

IN RE: PETITION FOR SPECIAL HEARING
NW/Corner Wampler Road and
Magnolia Avenue
(200 Wampler Road)
15th Election District
5th Councilmanic District

George J. Norvell
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-426-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, George J. Norvell. The Petitioner seeks approval of the use of the subject property as a body/fender/automotive repair shop (service garage) as a legal, nonconforming use. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were George, Steve, and Franklin J. Norvell, and Norman W. Lauenstein, Esquire, attorney for the Petitioner. Appearing as an interested party was Randy Cogar, a nearby property owner. No one appeared in opposition to the request.

Testimony and evidence offered revealed that the subject property consists of a gross area of 21,750 sq.ft., zoned B.L., and is improved with a two-story single family dwelling, a 16' x 16' shed, a 16' x 26' garage, a one-story single family dwelling, and a 25' x 59' stucco building, with accessory parking area. The property is located on the northwest corner of Wampler Road and Magnolia Avenue in Middle River and has been utilized as a service garage for many years. Testimony indicated that the Norvell family began operating an automobile repair facility on the subject site in 1945 when Patrick Norvell came back from World War II. The property

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Date

By

has remained in the family since that time and the service garage is now operated by Steve Norvell, a younger member of the Norvell family, who actually resides on the property in the smaller dwelling. The larger, two-story dwelling is leased out. Apparently, as a result of a complaint registered with the Department of Permits and Development Management, the Petitioners were advised to file the instant Petition to legitimize the use of the property as a legal, nonconforming service garage. Testimony indicated that a service garage has existed on the subject property since 1945 and that there has been no interruption in such use. Further testimony revealed that this property was the subject of a zoning case in 1948 wherein the zoning of the property was reclassified to E-Commercial.

As noted above, Mr. Randy Cogar, a nearby property owner in the area, attended the hearing as an interested party. Mr. Cogar did not testify concerning the history of the subject property, but voiced his concern about its present condition and the number of items stored thereon.

Subsequent to the hearing in this matter, I made a site visit to the property and it appeared from my inspection that the property is in need of a general clean-up. The fact that the Petitioner has utilized the property as a service garage for many years does not warrant or justify the accumulation of trash, junk and debris that I witnessed. Furthermore, the site plan on record with Baltimore County lacks sufficient information to support the special hearing request. While the testimony offered by the Petitioners supports the use of the subject property as a nonconforming service garage, the Petitioners shall be required to bring the property into compliance with present requirements as a condition of approval. Therefore, the Petitioners shall submit a proper site plan specifically denoting where vehicles are serviced on the property, where damaged and

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DATE 11/15/88
BY [Signature]
SAL

disabled vehicles are stored thereon, and the type of landscaping provided to buffer the use from adjacent residential properties.

After due consideration of the testimony presented, it is clear that the subject property has been used continuously and without interruption as a service garage since prior to 1948, and as such, enjoys a legal nonconforming use. However, as a condition of approval, the Petitioners shall be required to submit a more detailed site plan and a landscape plan as noted above, in accordance with the restrictions set forth hereinafter.

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 15th day of January, 1998 that the Petition for Special Hearing to approve that the use of the subject property as a body, fender, automotive repair shop (service garage) is a legal, nonconforming use, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioners shall submit a more detailed site plan to the Department of Permits & Development Management (DPDM) for review and approval within thirty (30) days of the date of this Order. Said site plan shall specifically denote all uses on the property, where automotive services are performed on the property, where damaged and disabled vehicles are stored, and landscaping.

3) Also, within thirty (30) days of the date of this Order, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County. Said plan shall, at a minimum, pro-

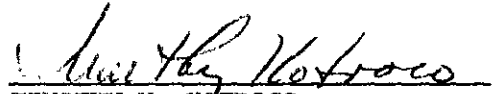
3) Also, within thirty (30) days of the date of this Order, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County. Said plan shall, at a minimum, provide sufficient landscaping to buffer the use of the property from adjacent residential properties.

4) Furthermore, within thirty (30) days of the date of this Order, the Petitioners shall remove all junk and debris from the subject property. The clean-up of the property shall be performed under the direction of Mr. Bob Moorefield, Code Enforcement Inspector with the Department of Permits and Development Management (DPDM). Mr. Moorefield shall perform follow-up inspections of the property to insure that all junk and debris are removed from the premises and that the property is maintained in a neat and orderly condition.

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

IT IS FURTHER ORDERED that the relief granted herein is for the service garage use, only. No findings or approvals have been given for the multiple dwellings that exist on the property. Should the Petitioner wish to legitimize the residences on the property, then additional zoning relief must be obtained.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

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11/13/18
bjs



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 15, 1998

Norman W. Lauenstein, Esquire
809 Eastern Boulevard, Suite 300
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
NW/Corner Wampler Road and Magnolia Avenue
(200 Wampler Road)
15th Election District - 5th Councilmanic District
George J. Norvell - Petitioner
Case No. 97-426-SPH

Dear Mr. Lauenstein:

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,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. George J. Norvell
1308 Goose Neck Road, Baltimore, Md. 21220

Mr. Steven Norvell, 200 Wampler Road, Baltimore, Md. 21220

Mr. Randy Cogar, 814 Wampler Road, Baltimore, Md. 21220

Mr. Robert Moorefield, DPDM
People's Counsel; Case Files

RE: PETITION FOR SPECIAL HEARING
200 Wampler Road, NWC Wampler Road
and Magnolia Avenue
15th Election District, 5th Councilmanic

George J. Norvell
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-426-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Norman W. Lauenstein, Esq., 809 Eastern Boulevard, Suite 300, Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

200 Wampler Rd. Middle River, MD 21220

which is presently zoned B L

97-426-SPH

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A NON CONFORMING USE - Area Lot size 21,750 sq. ft.
for Existing Use - Body - Fender Automotive Repair Shop.
(SERVICE GARAGE).

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

George J. Norvell
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

Norman W. Lauenstein (687-2299)

(Type or Print Name)

Signature

1308 Goose Neck Rd 335-6223
Address Phone No.

Baltimore, MD 21220

City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

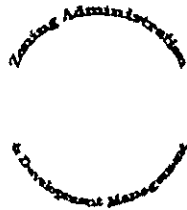
ALL _____ OTHER _____

REVIEWED BY: JLM DATE 3-30-97

ORDER RECEIVED FOR FILING

Date

By



426

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

January 4, 1997

No. 200 Wampler Road

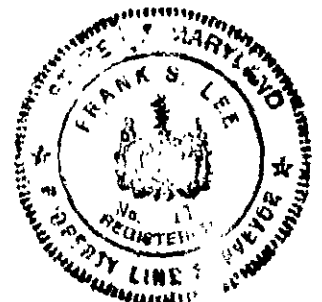
Lots 18, 18, and 20 Block 3, Middle River, 1/120

15th District Baltimore County, Maryland

Beginning for the same at the northwest corner of Wampler Road and Magnolia Avenue, thence running and binding on the west side of Wampler Road North 2 degrees 00 minutes East 150 feet, thence running for a line of division North 87 degrees 34 minutes West 145 feet to the east side of a 10 foot alley, thence binding on said east side South 2 degrees 00 minutes West 150 feet to the north side of Magnolia Avenue thence binding on the north side thereof South 87 degrees 34 minutes East 145 feet to the place of beginning.

Containing 21,750 square feet of land more or less.

97-428-SPH



NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning and Health Regulations of Baltimore County will hold a public hearing on the following proposed rezoning of property located in Baltimore County:

Case #97-425-SPH
200 Weaver Road
BMC, Manager, Road and
Magruder Avenue
15th Election District
San Francisco
Legal Owners:
George J. Ward
Special Hearing to approve a non-conforming use for existing use of body hander automobile repair shop (service garage)
Hearing: Tuesday, May 13, 1997 at 10:00 a.m. in Rm. 118, Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.
(2) For information concerning the file and/or hearing, Please Call 887-3351.

4/288 April 17 C135816

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1997

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 April 17, 1997.

THE JEFFERSONIAN,

A. Henricksen

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND 426
OFFICE OF FINANCE - REVENUE DIVISION
SCCELLANEOUS CASH RECEIPT

No. 028769

DATE 3-30-97 ACCOUNT R001-6150

AMOUNT \$ 250.00

RECEIVED FROM: G. NORVELL 1308 Goose Neck Rd.
561126 (040)

FOR:

03A91W0079MICHRD

\$250.00

BA 0001:27PM03-31-97

DUTION
- CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Jany

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-426-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL HEARING TO APPROVE A SERVICE
GARAGE AS A LEGAL NON CONFORMING USE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case # 97-426-SPH

Petitioner/Developer:
(George J. Norvell)
Date of Hearing/Closing:
(May 13, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

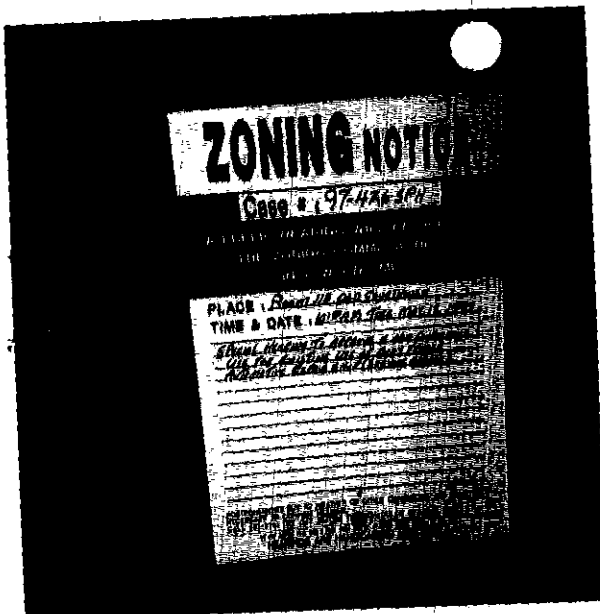
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 200 Wampler Road Baltimore, Maryland 21220 _____

**The sign(s) were posted on _____ April 28, 1997 _____
(Month, Day, Year)**



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

**_____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**_____ 325 Nicholson Road _____
(Address)**

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8485 _____
(Telephone Number)**

97-426-SPH



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 426

Petitioner: GEORGE NORVELL

Location: 200 Wampler Rd. Balto. Md. 21220.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME.

ADDRESS: SAME.

PHONE NUMBER: 335-6226

AJ:ggs

(Revised 04/09/93)

TO: PUTUKENT PUBLISHING COMPANY
April 17, 1997 Issue - Jeffersonian

Please forward billing to:

George J. Norvell
1308 Goose Neck Road
Baltimore, Maryland 21220
410-335-6223

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-426-SPH
200 Wampler Road
NWC Wampler Road and Magnolia Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): George J. Norvell

Special Hearing to approve a non-conforming use for existing use of body fender automotive repair shop (service garage).

HEARING: TUESDAY, MAY 13, 1997 at 10:00 a.m., Room 118 Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 14, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-426-SPH
200 Wampler Road
NWC Wampler Road and Magnolia Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): George J. Norvell

Special Hearing to approve a non-conforming use for existing use of body fender automotive repair shop (service garage).

HEARING: TUESDAY, MAY 13, 1997 at 10:00 a.m., Room 118 Old Courthouse, 400 Washington Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: George J. Norvell
Norman W. Lauenstein, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 28, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdinspect@co.ba.md.us

February 3, 2000

Mr. George J. Norvell
200 Wampler Road
Baltimore, Maryland 21220

Dear Mr. Norvell:

RE: District Court Case No. 0804-SPO1418-1999, Baltimore County v. George J. Norvell

On December 29, 1999, we were in District Court before the Honorable Robert J. Steinberg who found that you committed four violations of Section 405A of the Baltimore County Zoning Regulations.

Ultimately, the court imposed a fine of \$800.00 and suspended the fine upon the condition that full compliance with all provisions of the zoning regulations be maintained for the next 36 months, and a revised site plan be submitted to this department. As of this date, these conditions have not been met. Failure to meet these conditions could result in contempt proceedings being filed within District Court as of this writing.

For over two years, Baltimore County has been trying to obtain full compliance with all restrictions imposed by the Deputy Zoning Commissioner in his ruling in case No. 97-426-SPH. Therefore, if full compliance has not been reached by February 29, 2000, Baltimore County will request the court to impose the \$800.00 fine and that incarceration be considered. Further, the \$3,000.00 civil penalty imposed in Civil Citation No. 99-2499 will be placed as another lien on this property.

In order to avoid all legal actions, compliance with all provisions of the Baltimore County Zoning Regulations, must be completed by the February 29 date.

Sincerely,

A handwritten signature in black ink, appearing to read "James H. Thompson".

James H. Thompson
Code Enforcement and Inspection Supervisor

JHT:mc

C: Robert Loskot, Esquire, Assistant County Attorney
Robert Moorefield

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us

August 16, 1999

Mr. George J. Norvell
200 Wampler Road
Baltimore, Maryland 21220

Dear Mr. Norvell:

Re: Case No. 97-426SPH, 200 Wampler Road, 15th Election District

On January 15, 1998, Deputy Zoning Commissioner Timothy M. Kotroco in Case No. 97-426SPH, rendered a decision granting a legal, non-conforming use service garage at 200 Wampler Road. As part of that ruling, five restrictions were imposed against this site (copy enclosed). To date, you have failed to comply with both restriction number two and number four.

At the conclusion of your third violation hearing, Case No. 99-2499, we had a discussion with Hearing Officer Stanley J. Schapiro. You were informed of a viable option (screen fencing), that if properly installed (revised approved site plan/permit obtained) would be a major step in bringing 200 Wampler Road into compliance with the zoning laws.

By September 3, 1999, code enforcement expects a resolution of these issues, otherwise, we will charge you for the fourth time with a citation imposing monetary fines. Most likely, you will find yourself once again before Mr. Schapiro. However, be aware that as of this writing, the Baltimore County Office of Law is in the process of preparing a Petition for Code Enforcement to be filed within the District Court of Maryland, Baltimore County. Mr. Norvell the future truly is in your hands. Indeed, if you value this property you better get in gear, for ultimately it could be yours to lose.

Sincerely,

A handwritten signature in black ink, appearing to read "James H. Thompson", written over a horizontal line.

James H. Thompson
Code Enforcement and
Inspection Supervisor
410-887-3352

JHT/lmh

Enclosure

c: Inspector Robert Moorefield

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

Norman W. Lauenstein, Esquire
809 Eastern Boulevard, Suite 300
Baltimore, MD 21221

RE: Item No.: 426
Case No.: 97-426-SPH
Petitioner: George J. Norvell

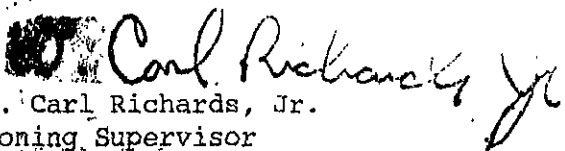
Dear Mr. Lauenstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 30, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

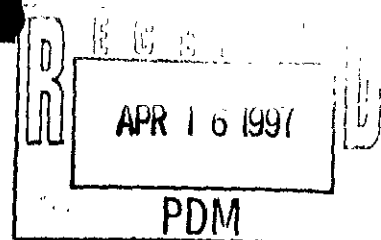
Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

April 15, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: George J. Norvell - 426
Charles J. Rinaudo, Sr. - 434

Location: DISTRIBUTION MEETING OF April 14, 1997

Item No.: 426 and 434

Zoning Agenda:

Gentlemen:

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

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



INTEROFFICE CORRESPONDENCE

Date: April 21, 1997

ZONE421.426



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.15.97
Item No. 426 JCM

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 426, 427, 428, 429, 432, and 434

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: 

Division Chief: 

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: April 14, 97

DATE: 4/23/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

(426)	431
428	432
429	434
430	

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 22, 1998

Mr. George J. Norvell
1308 Goose Neck Road
Baltimore, Maryland 21220

RE: Zoning Commissioner
Case #97-426-3PH
PDM Case #96-3745

Dear Mr. Norvell:

On January 15, 1998, the Deputy Zoning Commissioner for Baltimore County granted nonconforming use for your property located at 200 Wampler Road. Said use was conditional upon certain requirements being met within 30 days of that order.

Part of the conditions set forth were that you submit a revised site plan to this Department, and also the submission of a landscape plan for review and approval by the Landscape Architect.

Finally, you were to remove all junk and debris and to bring your property into conformance with said plans.

On the morning of February 25, 1998, you met with Fire Marshall Page, Mr. Norman Lauenstein, and myself, on your property at 200 Wampler Road, and the requirements as set forth in the Zoning Commissioner's order were discussed in detail.

On the afternoon of February 25, 1998, the charges against you were dropped in District Court, based on your assurances that you would bring your property into compliance. I then walked with you to the County Office Building where I introduced you to the Landscape Architect, Mr. Avery Harden.

Upon contacting Mr. Harden today, I have discovered that you have not yet filed any landscape plans. A subsequent inspection of the files also has revealed that no revised site plan has been filed.



April 24, 1998
Mr. George J Norvell
Page 2

A cursory inspection of 200 Wampler Road has also shown that the property is not yet in compliance as was agreed upon.

Please be advised that any further delay in complying with all provisions as set forth by the Deputy Zoning Commissioner may well result in the resumption of legal action by Baltimore County.

Your immediate response is therefore requested.

Sincerely,



Robert T. Moorefield, R.S.
Code Enforcement Officer

RTM/bb

C: Timothy M. Kotroco, Deputy Zoning Commissioner
for Baltimore County
Mr. Steven Norwell, 200 Wampler Road
Baltimore, Maryland 21220
Mr. Norman Lauenstein, Esq., 809 Eastern Blvd. Ste 300
Baltimore, Maryland 21222

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Steve Norvell
George Norvell
FRANKLIN J. NORVELL
NORMAN LAVERGNE

200 Wampler Rd
1308 Gooseneck Rd.
1609 DOWNSIDE AVE
809 Eaten Rd. / Rte. 11

To Jim
Date 12/16 Time 11:46

While You Were Out

M Bob Norvell
of VA 7289 VM 5544
Phone MB

AREA CODE	NUMBER	EXTENSION
TELEPHONED	☒	PLEASE CALL ☒
CALLED TO SEE YOU		WILL CALL AGAIN
WANTS TO SEE YOU		URGENT
RETURNED YOUR CALL		

Message Norman property
site plan
required
Operator



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

Randy Cogar

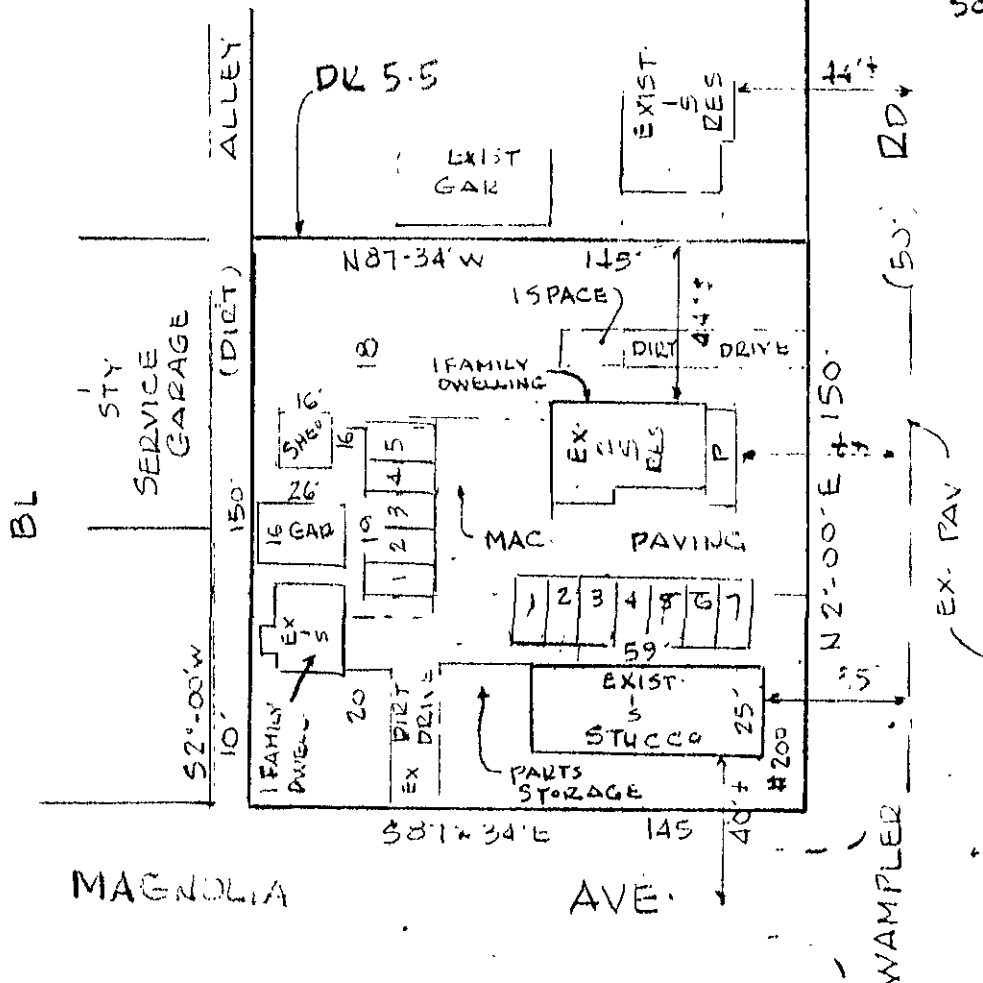
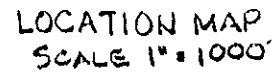
ADDRESS

814 WAMPLER RD

BALCO MD 21220



SCALE 1"=50' DATE 1-4-97



GEORGE J. NOZVELL
1308 GODSENECK RD
BALTO., MD. 21220

15TH DISTRICT

97-426-SPH

PETITIONER'S EXHIBIT 2

✓
#1169
MAP
#15-C

JOHN S. MCRAVE, Petitioner,
vs.
MAYOR & CITY OF BALTIMORE,
Respondent.
15th District of Baltimore County,
JOHN S. MCRAVE and MARY A. MCRAVE,
Petitioners.

Upon hearing on appeal on the 11th day of
July, 1948, from the Order of the Board of Commissioners of
Baltimore County, passed on the 10th day of May, 1948,
denying the petition for a change of zoning from a "C-1"
residential zone, from an "A-1" residential zone to an "A-2"
Commercial zone, and it appearing from the facts and evidence
adduced at the appeal hearing that the application for the
petitioner would have been granted due to the fact that the
granting of same would not adversely affect the public
convenience, safety, or health, and that the granting of same
would not be injurious to the public safety, health or morals, and
that the granting of same would not be injurious to the public
safety, health or morals, nor any evidence that it would cause
inconvenience in the roads or streets and create a traffic
hazard, therefore:

It is this 11th day of Aug., 1948, ORDERED
by the Board of Commissioners of Baltimore County that the
Board of Commissioners of Baltimore County in granting the petition
in this matter be reversed, and it is further ordered by this
Board that the property mentioned in the aforesaid petition
be and the same is hereby reclassified, from and after the
date of this Order, from an "A-1" residential zone to an "A-2" Com-
mercial zone, and the Board of Commissioners of Baltimore County
facilities of at least two additional parking spaces for every
street parking for every one hundred and fifty square feet.

William H. Hupp
James P. Dwyer

Approved: Board of Commissioners of

G. Michael H. H. H.

August 4, 1948

