

IN RE: PETITION FOR VARIANCE
SE/Corner Old Washington Road
and Lincoln Avenue
(4019 Old Washington Road)
13th Election District
1st Councilmanic District

Joseph A. Vonella
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-443-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 4019 Old Washington Road, located in the vicinity of Washington Boulevard in Halethorpe. The Petition was filed by the owner of the property, Joseph A. Vonella. The Petitioner seeks relief from Section 431.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a commercial vehicle exceeding 10,000 pounds in gross vehicle weight, to be parked on a residential lot in lieu of the permitted commercial vehicle weighing 10,000 pounds or less. 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 Joseph A. Vonella, property owner, and Vincent J. Moskunas, a representative of M & H Development Engineers, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.304 acres, more or less, zoned D.R. 2, and is improved with a two-story frame dwelling and above-ground swimming pool in the front portion of the property. Two small storage sheds are located in the southeast (rear) corner of the site, along with an above-ground diesel

ORDER RECEIVED FOR FILING

Date

By

fuel tank, and in the southwest corner of the property is an area denoted on the site plan as a tractor trailer parking area. The entire rear portion of the site has a stone-paved surface. A board-on-board fence separates the rear portion of the site from the residential uses on the front of the property. Testimony indicated that the Petitioners were advised to file the instant Petition upon receipt of a zoning violation notice as to the parking of a commercial vehicle on their property.

Mr. Vonella testified that he purchased the subject property in 1945 and built the home that exists today in 1955. In 1965, Mr. Vonella began storing tractor trailers on the property in the parking area shown on the site plan. Mr. Vonella testified that he has stored tractor trailers on his property in that location since that time. Further testimony indicated that Mr. Vonella's son began working with him about 15 years ago. Mr. Vonella stated that as he has gotten older, he has turned the business over to his son, who now resides on the property with his wife and their two children. Mr. Vonella testified that his son owns a blue, 1988 International Cab over-tandem tractor which he stores on the property. Mr. Vonella's son would like to continue parking his tractor on the subject site as has been the case for the past 32 years. Testimony indicated that his son is a local truck driver and leaves the site each day to haul various items around the area. Further testimony revealed that as many as four tractor trailers have been stored on the site over the last 32 years, however, the Petitioner seeks relief only for his son to continue parking his truck on the property. Mr. Vonella testified that he has spoken with the adjoining property owners and all of his neighbors support his request.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It was clear from the testimony that the Petitioners have used a portion of the rear of their property as a tractor trailer parking area for the past 32 years without any complaint. Furthermore, the Petitioners seek relief to continue to store only one tractor, and no trailers. To require strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioner and unduly restrict the use of his property, due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

ORDER RECEIVED FOR FILING
Date 6/15/74
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of June, 1997 that the Petition for Variance seeking relief from Section 431.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a commercial vehicle exceeding 10,000 pounds gross vehicle weight, to be parked on a residential lot in lieu of the permitted commercial vehicle weighing 10,000 pounds or less, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

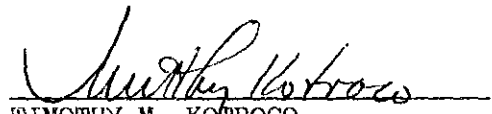
1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

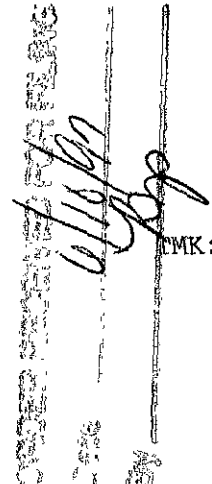
2) The relief granted herein is limited to the blue, 1988 International Cab over-tandem tractor which the Petitioner's son now owns. No other tractors are permitted to be stored on the property. The Petitioner's son shall be permitted to substitute or replace that particular truck with another vehicle similar in nature; however, there shall never be more than one tractor stored on the subject property.

3) In the event the subject property is sold and the Petitioner's son no longer resides on the property, the relief granted herein shall cease and the 12' x 3' above ground fuel tank removed from the premises. In the event the new owner wishes to continue such use of the property, a new hearing must be held to determine the appropriateness of same.

4) There shall be no trailers stored on the subject property.

5) 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
Deputy Zoning Commissioner
for Baltimore County


MK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 10, 1997

Mr. Joseph A. Vonella
1930 Bell Avenue
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE
SE/Corner Old Washington Road and Lincoln Avenue
(4019 Old Washington Road)
13th Election District - 1st Councilmanic District
Joseph A. Vonella - Petitioner
Case No. 97-443-A

Dear Mr. Vonella:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact 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. Vincent J. Moskunas, M & H Development Engineering, Inc.
200 E. Joppa Road, Baltimore, Md. 21286

People's Counsel; Case Files



RE: PETITION FOR VARIANCE
4019 Old Washington Road, SEC Old
Washington Road and Lincoln Avenue
13th Election District, 1st Councilmanic

Joseph A. Vonella
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NOS. 97-443-A

* * * * *

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 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Joseph A. Vonella, 1930 Bell Avenue, Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

4019 Old Washington Road

which is presently zoned

DR 2

97-443-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 431.A

To allow a commercial vehicle exceeding 10,000 pounds gross vehicle weight to be parked in a residential lot in lieu of the required 10,000 pounds or less gross vehicle weight.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The trailer/cab is owned by Mr. Vonella's son, who is renting this property. He is dependent upon this vehicle for his livelihood/business.
2. Due to the theft of a trailer/cab from the lot across the street (B.R. Zone), Mr. Vonella's son does not want to chance the incredible expense of replacing the vehicle. Therefore, his residence seems to be most conducive to his needs.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

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

Legal Owner(s):

Joseph A. Vonella

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1930 Bell Ave.

Address

242-4574

Phone No

Balto. MD 21227

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: JRF

DATE

4/14/97

443

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

SECRET
100-100000
100-100000

1. The first of the two main parts of the report is a general survey of the situation in the country. It is a very good survey, and it is very well written. It is a very good survey, and it is very well written.

2. The second part of the report is a detailed study of the situation in the country. It is a very good study, and it is very well written. It is a very good study, and it is very well written.

3. The third part of the report is a detailed study of the situation in the country. It is a very good study, and it is very well written. It is a very good study, and it is very well written.

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M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

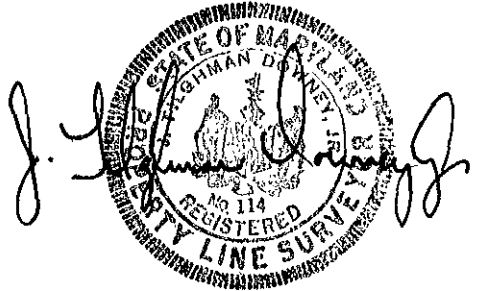
Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

97-443-A

APRIL 2, 1997

ZONING DESCRIPTION FOR #4019 Old Washington Road

Beginning at a point on the Southeast side of Old Washington Road which is a 60 foot right-of-way and the East side of Lincoln Avenue which is a 40 foot right-of-way. Being Lot #45 and Lot #46, Section A in the subdivision of "Oak Park Addition, Joshua S. Hull's Subdivision", as recorded in Baltimore County Plat Book #7, folio #23, containing 13260 square feet. Also known as 4019 Old Washington Road and located in the 13 Election District, 1 Councilmanic District.



J. Tilghman Downey, Jr.

443

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: #97-443-A
4019 Old Washington Road
SEC Old Washington Road
and Lincoln Avenue
13th Election District
1st Councilmanic
Legal Owner(s)
Joseph A. Vonella

Variance: to allow a commercial vehicle exceeding 10,000 pounds gross vehicle weight to be parked on a residential lot in lieu of the required 10,000 pounds or less gross vehicle weight.

Hearing: Wednesday, May 21, 1997 at 2:00 p.m. 4th floor hearing room Courts Building, 401 Bosley 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.

5/041 May '1 C139449

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 1, 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 May 1, 1997.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035953

DATE 4/11/97 ACCOUNT \$ 001-015

AMOUNT \$ 50.00

RECEIVED FROM: Vince Maskunas

01 - Variance ITEM # 443
Taken by: JRF

FOR: 4019 Old Washington Rd.

01A0000103MICHRC
BA COLL#33AM04-14-97

\$50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

97-443-A

CERTIFICATE OF POSTING

RE: Case # 97-443-A

Petitioner/Developer:
(Joseph A. Vonella)
Date of Hearing/Closing:
(May 21, 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

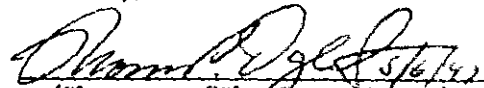
Ladies and Gentlemen:

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 _____

_____ 4019 Old Washington Road Baltimore, Maryland 21227 _____

The sign(s) were posted on _____ May 6, 1997 _____
(Month, Day, Year)

Sincerely,

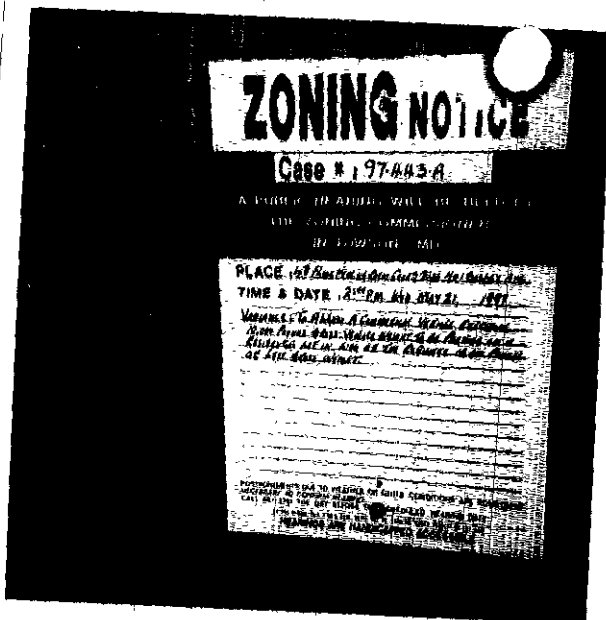

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8485
(Telephone Number)



97-443-A

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.: 97-443-A

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

PLACE: *

DATE AND TIME: *

VARIANCE

REQUEST: To allow a commercial vehicle exceeding
10,000 pounds gross vehicle weight to be parked
on a residential lot in lieu of the required
10,000 pounds or less gross vehicle weight.

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



Baltimore County
Department of Permits and
Development Management

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

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.: 443 Petitioner: JOSEPH VONELLA

Location: 4619 OLD WASHINGTON ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOSEPH VONELLA

ADDRESS: 1930 BELLE AVENUE

BALTO., MD. 21227

PHONE NUMBER: 242-4574

TO: PUTUXENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

Joseph Vonella
1930 Belle Avenue
Baltimore, Maryland 21227
410-242-4574

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: 97-443-A
4019 Old Washington Road
SEC Old Washington Road and Lincoln Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Joseph A. Vonella

Variance to allow a commercial vehicle exceeding 10,000 pounds gross vehicle weight to be parking on a residential lot in lieu of the required 10,000 pounds or less gross vehicle weight.

HEARING: WEDNESDAY, MAY 21, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley 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 24, 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: 97-443-A
4019 Old Washington Road
SEC Old Washington Road and Lincoln Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Joseph A. Vonella

Variance to allow a commercial vehicle exceeding 10,000 pounds gross vehicle weight to be parking on a residential lot in lieu of the required 10,000 pounds or less gross vehicle weight.

HEARING: WEDNESDAY, MAY 21, 1997 at 2:00 p.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Joseph A. Vonella

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 6, 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

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

May 16, 1997

Mr. Joseph A. Vonella
1930 Bell Avenue
Baltimore, MD 21227

RE: Item No.: 443
Case No.: 97-443-A
Petitioner: Joseph A. Vonella

Dear Mr. Vonella:

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 April 14, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



JP
5/91

BALTIMORE COUNTY, MARYLAND

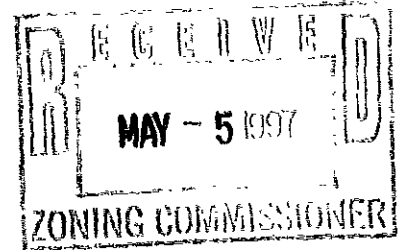
INTER-OFFICE CORRESPONDENCE

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

Date: May 5, 1997

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

SUBJECT: 4019 Old Washington Road



INFORMATION

Item Number: 443
Petitioner: Vonella Property
Zoning: DR-2
Requested Action: Variance

Summary of Recommendations:

The subject property is located within a Community Conservation Area, as identified by the Baltimore County Master Plan. This site is located upstream from an area that has a history of stormwater management problems due to inadequate infrastructure. These deficiencies are being addressed in phases through curb and gutter improvements as identified in the Capital Budget.

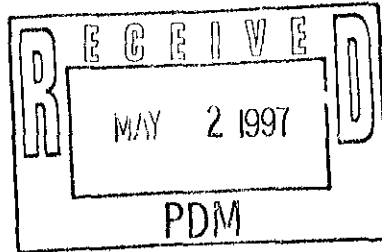
While this office appreciates Mr. Vonella's need to store his trailer and cab at a safe location; it is the opinion of this office that it would be inappropriate to store such a large commercial vehicle in this neighborhood, or any other such residentially zoned neighborhood in Baltimore County. The recommendation of this office is that the requested variance be denied because it would set a precedent for other such uses on a countywide basis.

If the 12 x 3 foot above ground fuel tank is used in connection with the proposed use, it should be removed if the applicant's request is denied.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL



April 28, 1997

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

RE: Property Owners: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: SEE BELOW

Zoning Agendas

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.

U. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 457, 458,
459, 460, and 461

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS 1102F
cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 28, 97

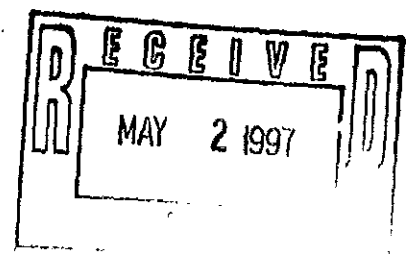
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

(443)	451	457	
445	452	459	458
448	454	460	
449	455	461	
450	456		

RBS:sp

BRUCE2/DEPRM/TXTSBP



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: May 5, 1997

FROM: *fwb* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item Nos. 443, 444, 445, 446, 447, 448, 451, 455, 457, 458, 459
 and 460

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE505.NOC



**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 4.25.97
Item No. 443 JRF

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

PETITION PROBLEMS

#440 --- CAM

1. Need title of person signing for legal owner.
2. Folder says area is 54.440 -- 54.440 what???

#443 --- JRF

1. Sign form is incomplete/incorrect.

#448 --- MJK

1. Sign form is incomplete/incorrect.

#450 --- MJK

1. Sign form is incomplete/incorrect.

#452 --- MJK

1. Sign form is incomplete/incorrect.
2. Lessee on petition form does not agree with lessee on plat.
3. No legal owner signature, name, address, or telephone number on petition form.

#453 --- MJK

1. Sign form is incomplete/incorrect.

#455 --- JRA

1. Sign form is incomplete/incorrect.
2. Folder says zoning is BL & ROA; petition says ROA.

#456 --- MJK

1. Sign form is incomplete/incorrect.
2. Parking variance for what??

#457 --- JCM

1. No location description on folder (WCR wrote for agenda).
2. Zoning case number on plat is illegible.

#458 --- JRA

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

#461 --- JCM

1. Plat indicates a contract purchaser; petition does not.



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: April 29, 1997

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - DP
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 443
PETITIONER: Joseph A. Vonella

VIOLATION CASE NO.: C-97-4141

LOCATION OF VIOLATION: 4019 Old Washington Road
13th Election District

DEFENDANTS: Joseph A. Vonella

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 person(s):

NAME

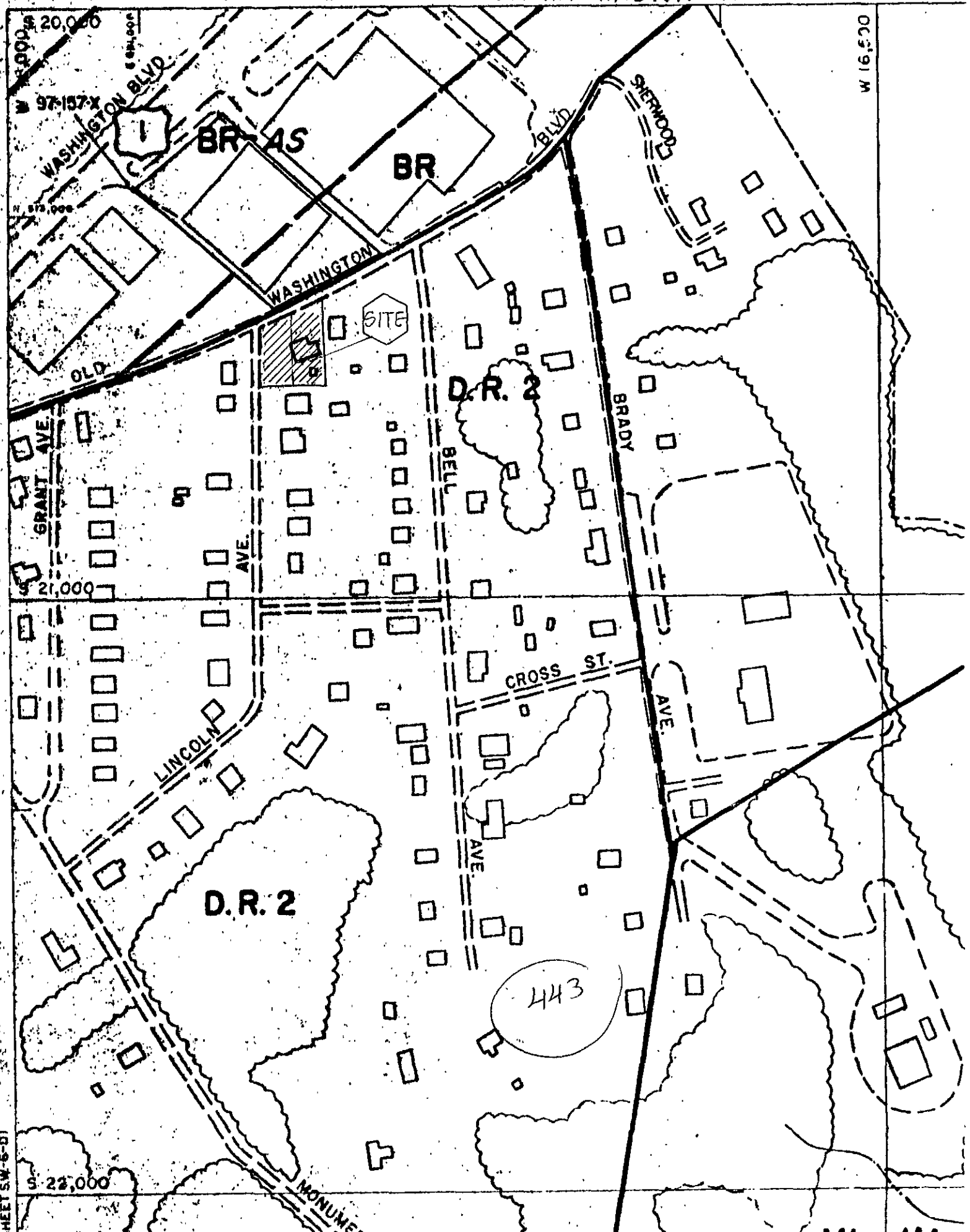
ADDRESS

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

JHT/DP/hek

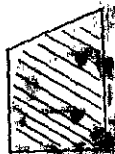
97-443-A

200 SCALE MAP FOR #4019 OLD WASHINGTON ROAD.



HEETS W-6-01

MONUMENTAL
S.W. 66
SCALE 1" = 200'



443

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MEN. DEV. ENG, INC.
VINCENT J. MOSLEY, NAS

Joseph A. Donella

200 E. JOPPA ROAD BALTO. MD. 21286

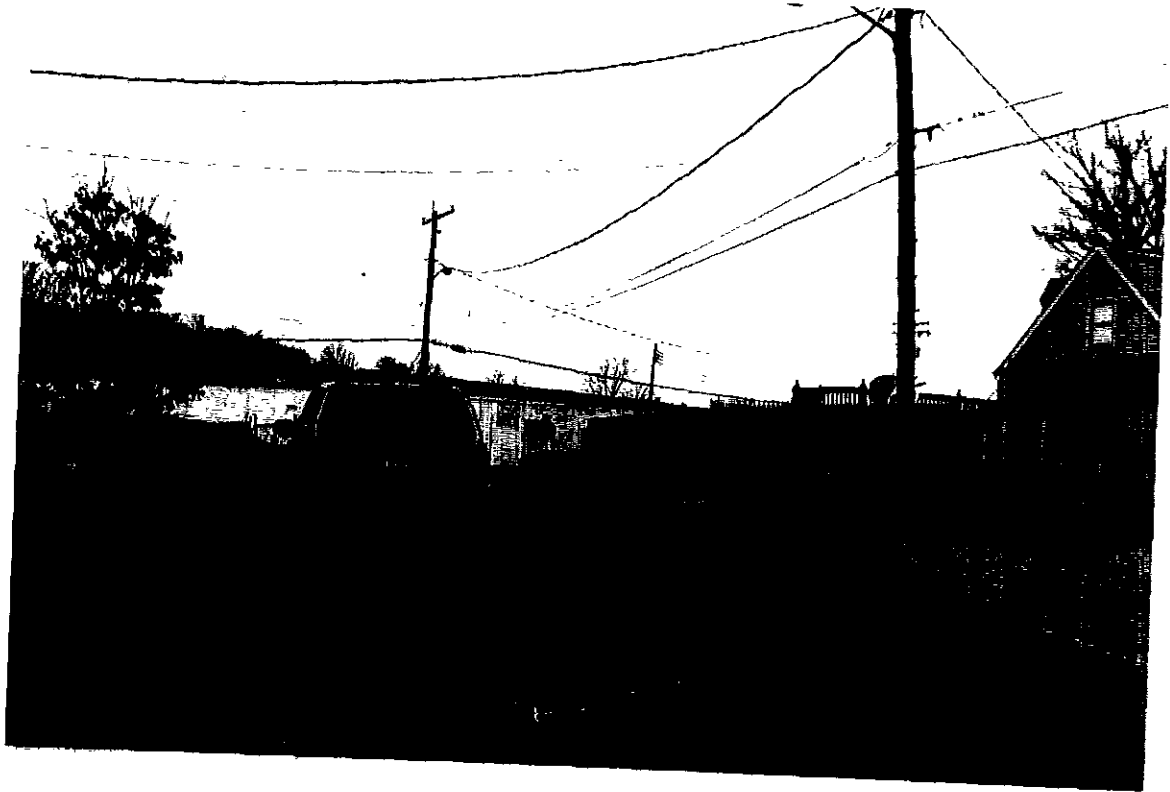
1930 Belle Ave. Balto. Md. 21227



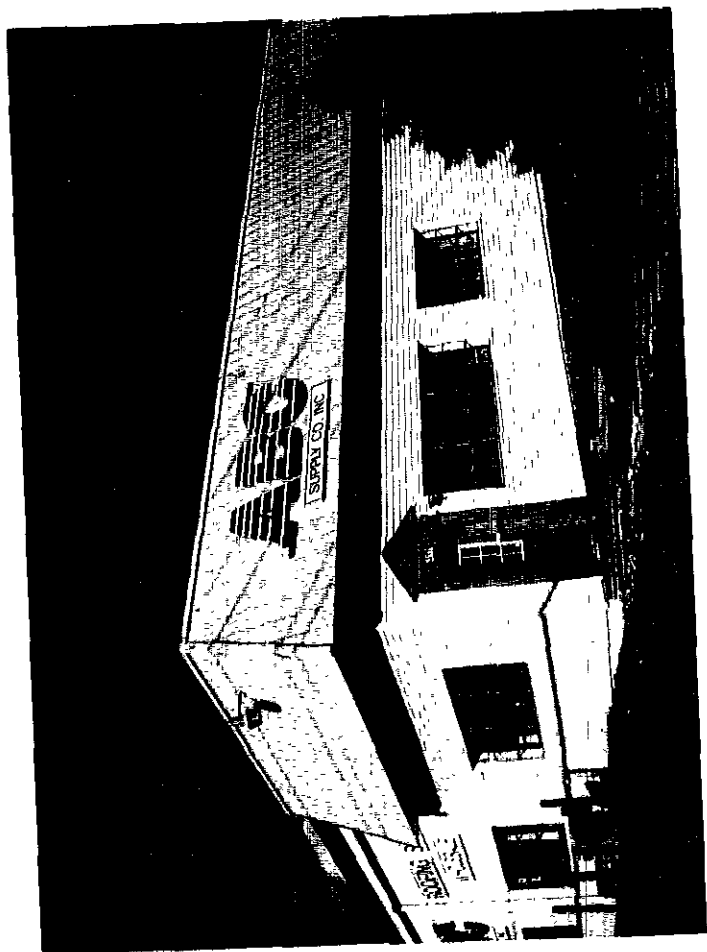
Photograph

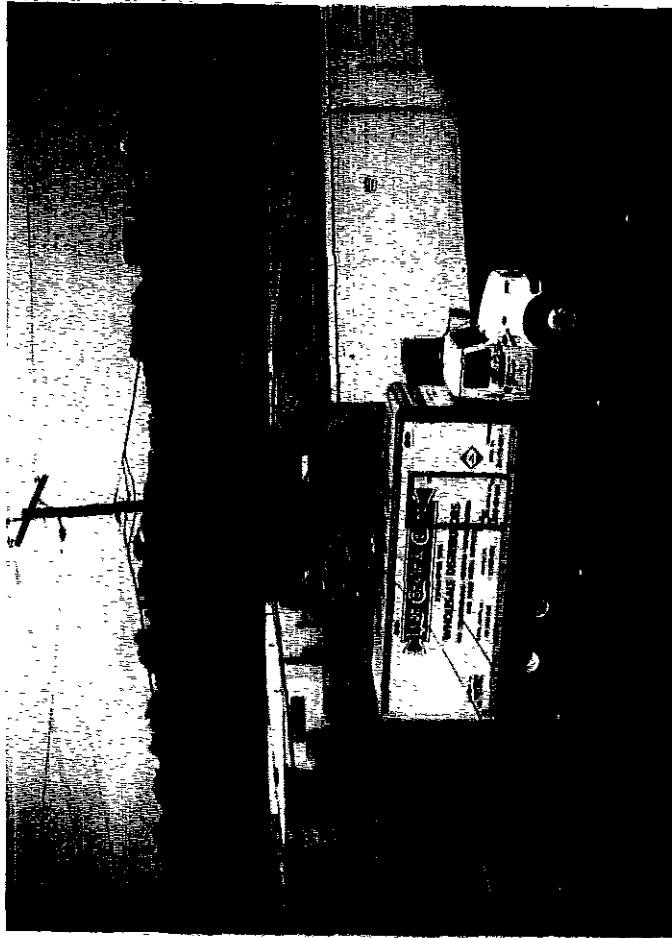
97-443-A

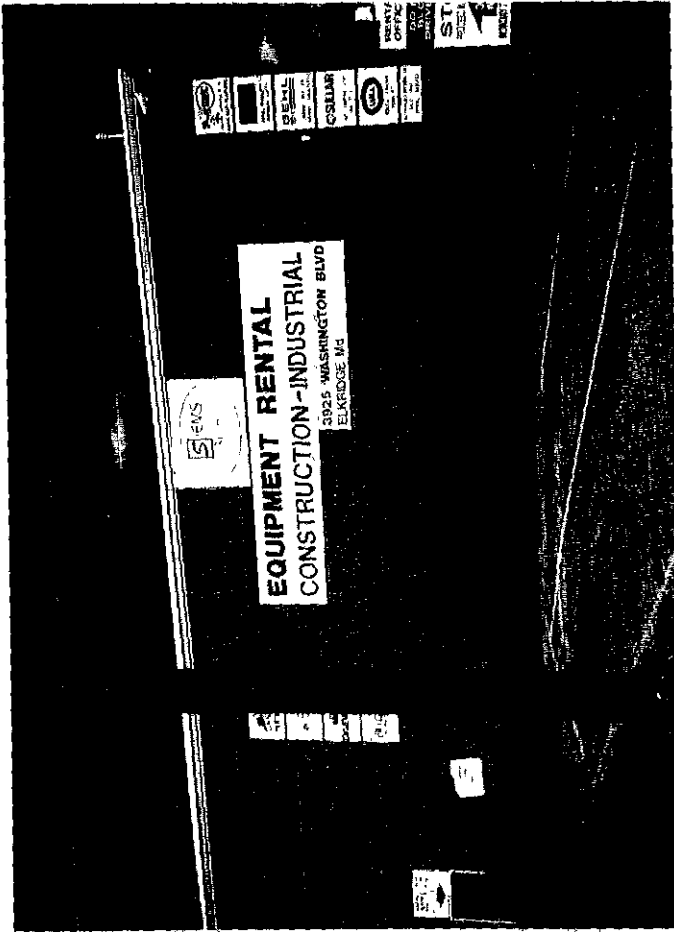
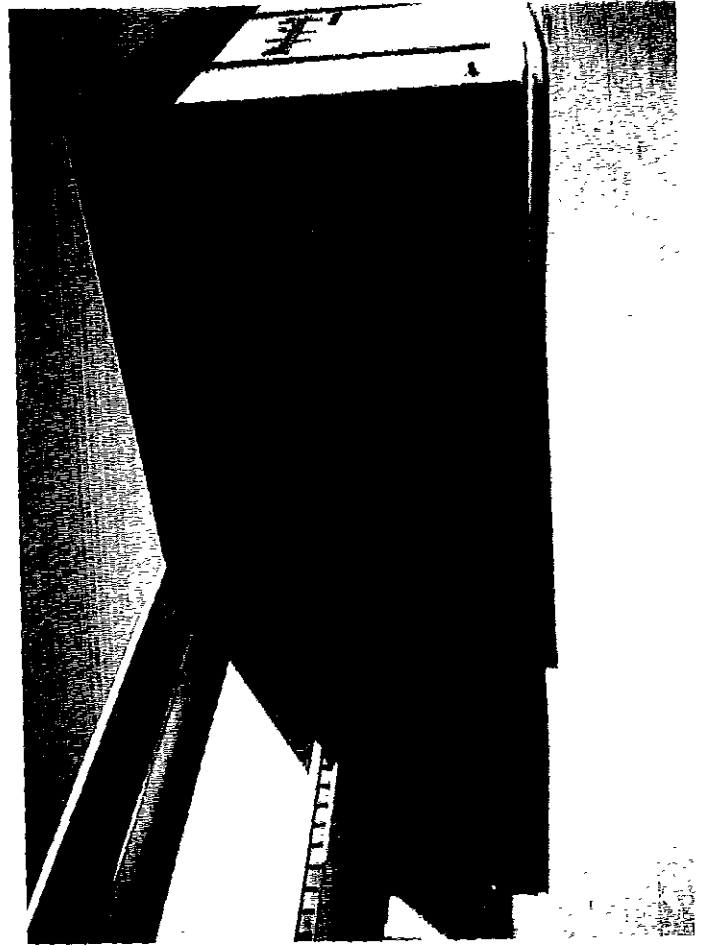




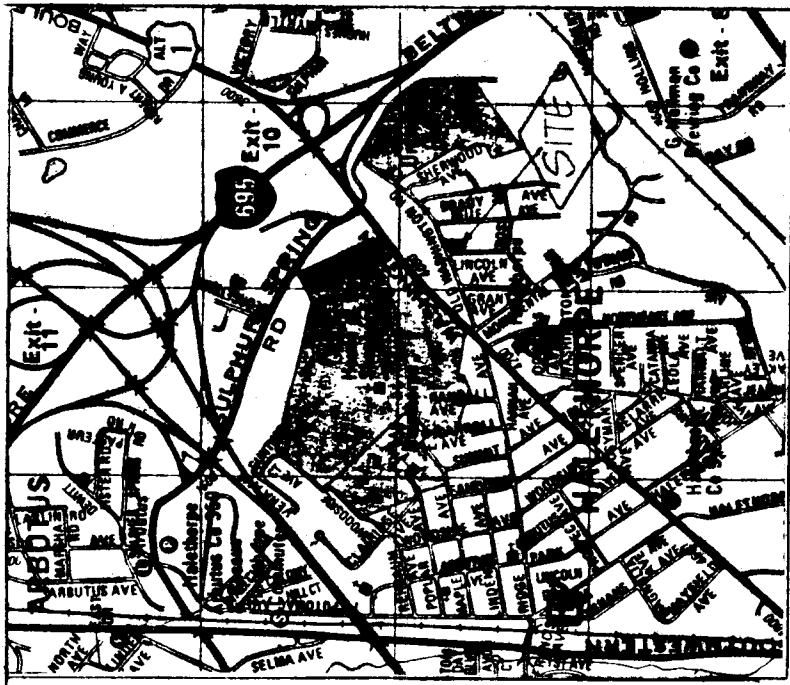












VICINITY MAP:
SCALE: 1"=2000'

GENERAL NOTES:

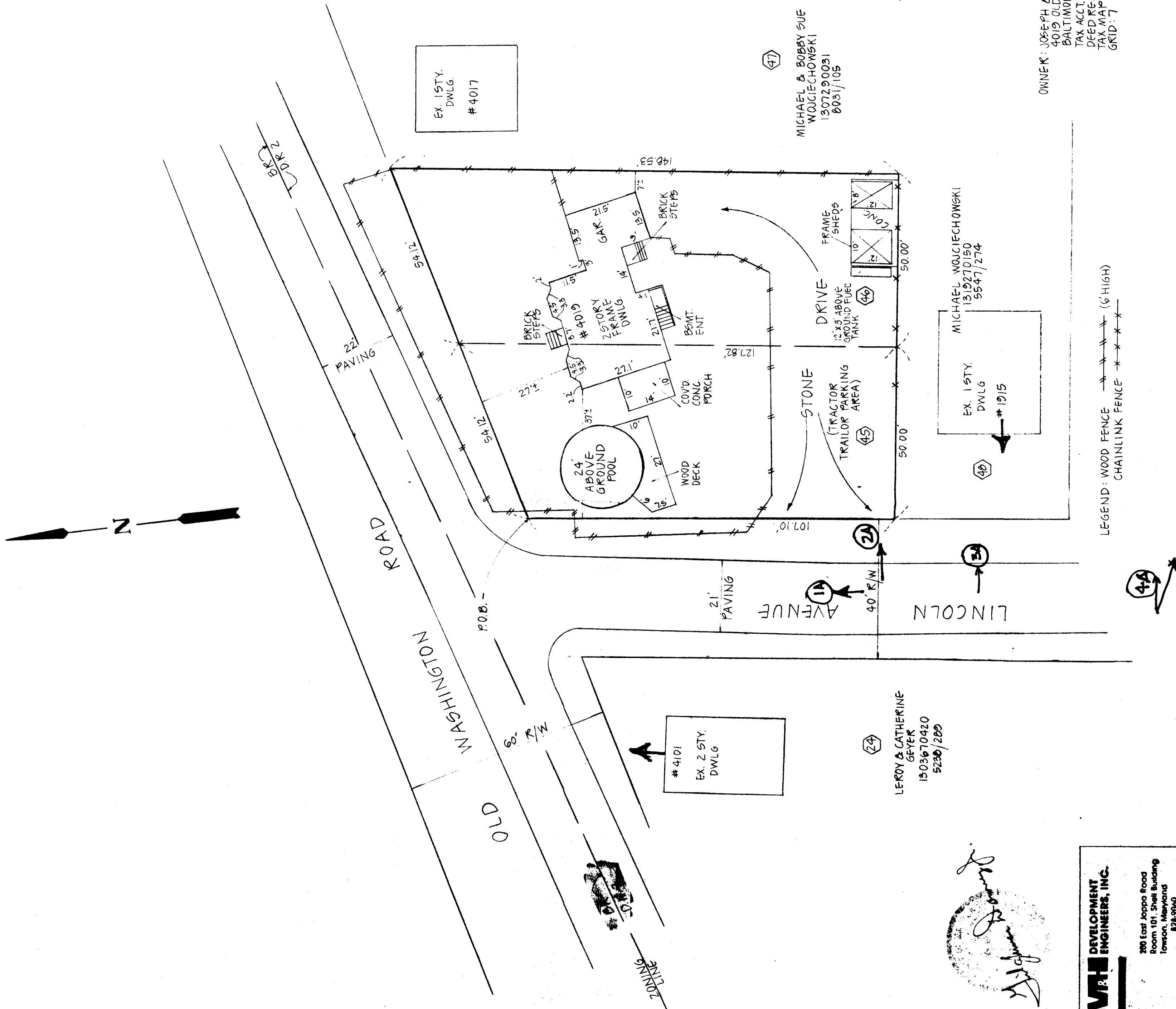
1. COUNCILMANIC DISTRICT: 1
2. ZONING: DR 2
3. 1"=200' SCALE MAP: 5/1/96
4. LOT SIZE: 0.304 SQUARE FEET: 13260
5. CHESAPEAKE BAY CRITICAL AREA: NO
6. PRIOR ZONING HEARINGS: NONE
7. CENSUS TRACT: 4304
8. THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN
9. WATER AND SEWER SERVICE: PUBLIC

PLAT TO ACCOMPANY PETITION
FOR VARIANCE

4019 OLD WASHINGTON ROAD
ELECTION DISTRICT N# 13
BALTIMORE CO., MD
SCALE: 1"=20'
APRIL 1, 1997

#97-7073

ZONING OFFICE USE ONLY!
REVIEWED BY: ITEM #1 CASE #



OWNER: JOSEPH & EMMA VONELLA
4019 OLD WASHINGTON ROAD
BALTIMORE, MD 21227
TAX ACCT. N# 1322450120
DEED REF. 2636-123
TAX MAP: 105
GRID: 7 PARCEL 302

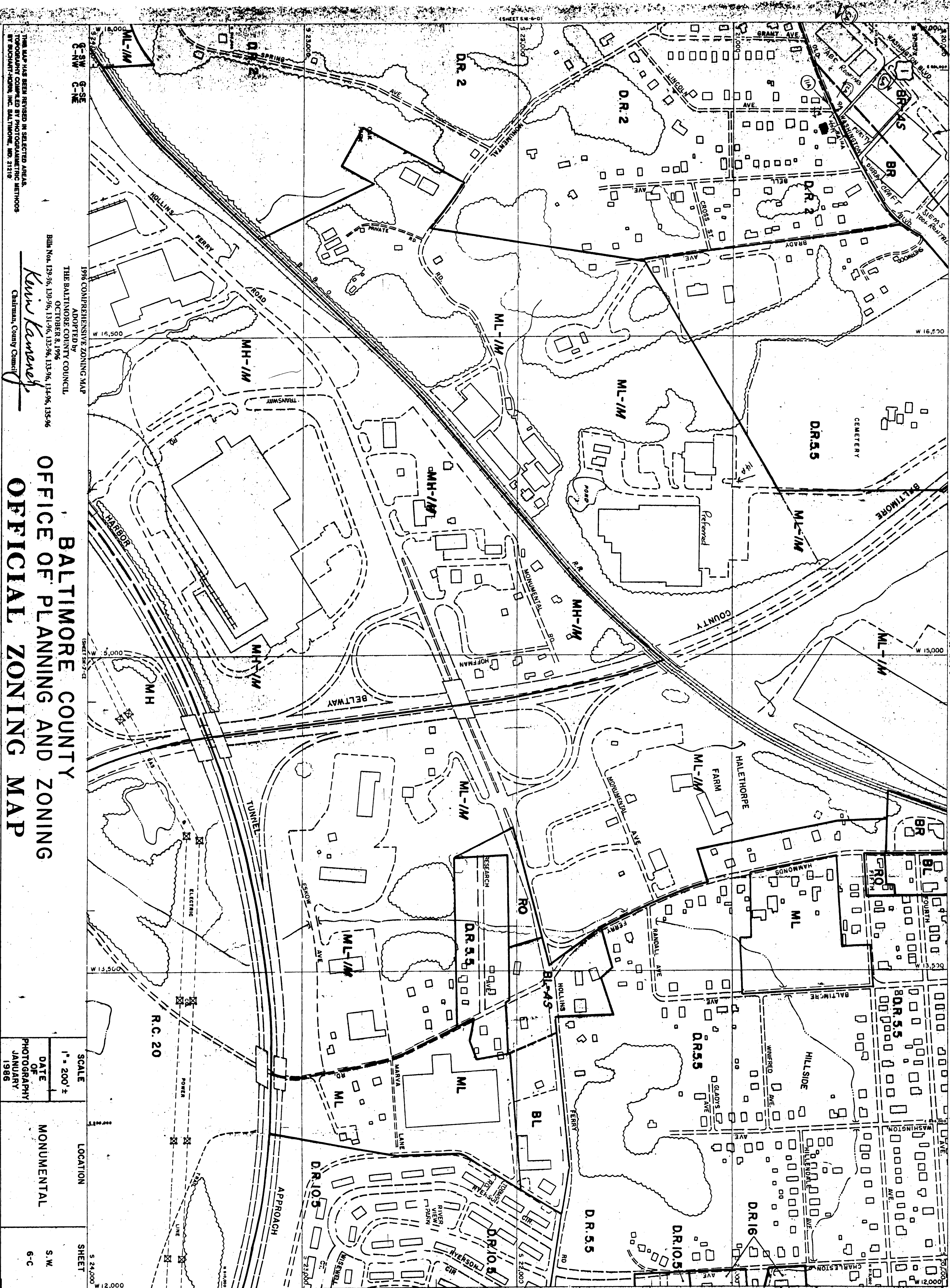
MICHAEL & BOBBY SUE
WOLCIECHOWSKI
1307290031
803/105

MICHAEL WOLCIECHOWSKI
1315270150
5547/274

LEROY & CATHERINE
GERER
1503670420
5230/285

DEVELOPMENT
ENGINEERS, INC.

280 East Joppa Road
Baltimore, MD 21206
Phone: (410) 636-1000
Fax: (410) 636-1001



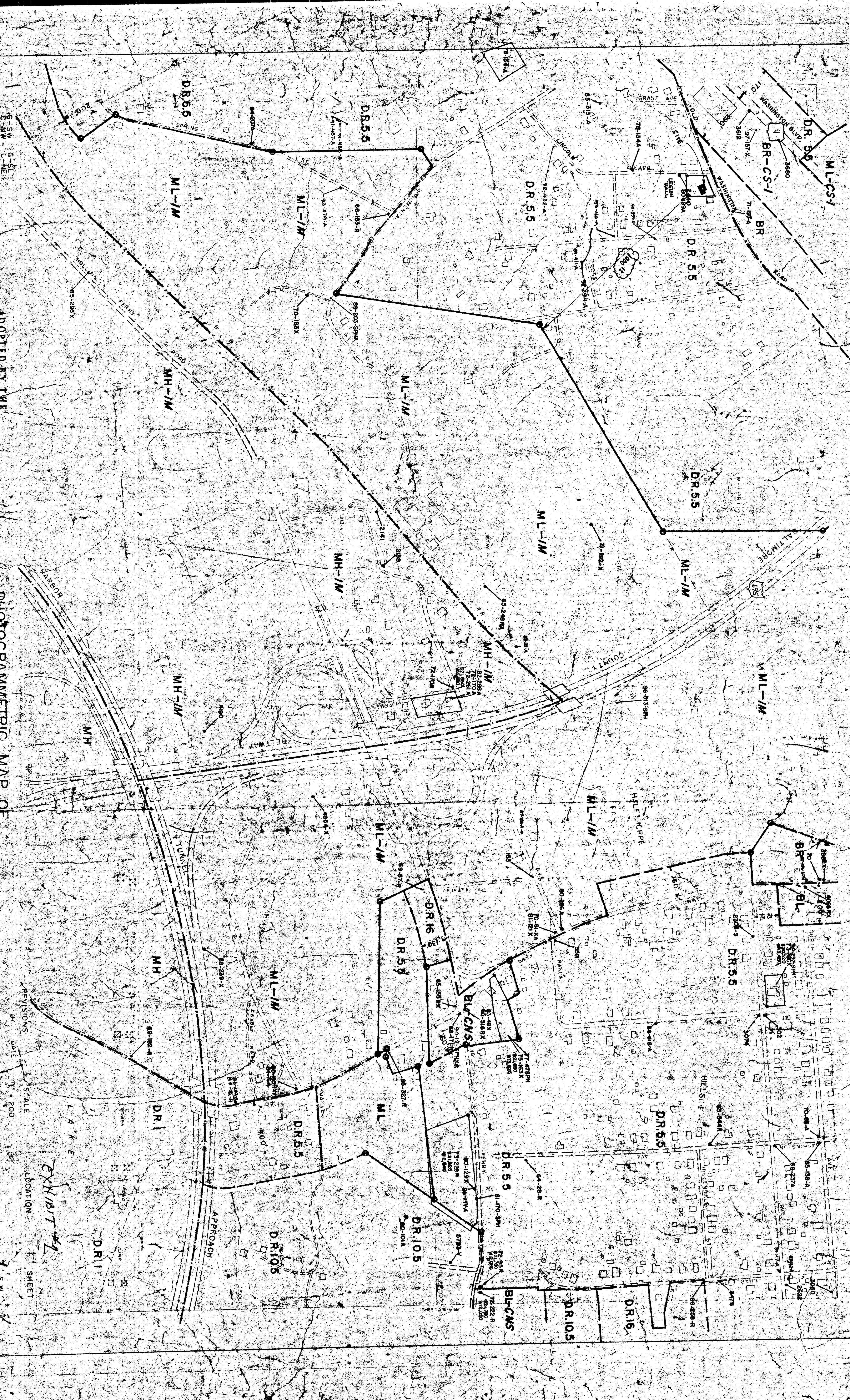
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY RESOLUTIONS 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
DATE
SCALE
LOCATION
SHEET

EXHIBIT 2

MONUMENTAL
SHEET
6-C





VICINITY MAP:
SCALE: 1"=2000'

GENERAL NOTES

1. COUNCILMANIC DISTRICT: 1
2. ZONING: D.R. 2
3. 1"=200 SCALE MAP: S.N. 6-C
4. LOT SIZE: ACREAGE: 0.304
5. SQUARE FEET: 13260
6. PRIOR ZONING: HEAVY RES. NO
7. GEN. USE: TRACT: 4304
8. THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN
9. WATER AND SEWER SERVICE: PUBLIC

97-443-A

PLAT TO ACCOMPANY PETITION
FOR VARIANCE

#4019 OLD WASHINGTON ROAD
ELECTION DISTRICT NO 13
BALTIMORE CO., MD
SCALE: 1"=20'
APRIL 1, 1997

PETITIONER'S
EXHIBIT 1

HHS

#57-1073

ZONING OFFICE USE ONLY
REVIEWED BY: ITEM #1 CASE #

