

IN RE: PETITION FOR VARIANCE  
E/S East Kingston Park Lane,  
11' S of the c/l South Lane  
(134 E. Kingston Park Lane)  
15th Election District  
5th Councilmanic District  
  
Mary Ellen Shoemaker Trust  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-549-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, the Mary Ellen Shoemaker Qualified Personal Residence Trust, through Mark Weybright Shoemaker, Trustee, and their attorney, Francis X. Borgerding, Jr., Esquire. The Petitioners seek relief from Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two commercial vehicles to be parked on a residential lot in lieu of the permitted one; to permit the sum total weight of both vehicles, if the combined vehicle weight exceeds 10,000 pounds; and to permit parking in the front yard, if it has been determined that the front yard of the subject property faces the public street and not Dark Head Creek. The subject property, known as 134 East Kingston Park Lane, is located in the vicinity of Eastern Boulevard in Middle River, and is 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 Mary Ellen Shoemaker, legal owner of the property, Mark W. Shoemaker, who resides thereon, Paul Lee, Professional Engineer who prepared the site plan for this property, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING  
Date 8/19/97  
By [Signature]

Testimony and evidence offered revealed that the subject property is a waterfront lot fronting on Dark Head Creek in Middle River, and consists of a gross area of 0.44 acres, more or less, zoned D.R. 5.5. The property is improved with a one and two-story dwelling, bulkhead and pier, a shed, and a macadam paved parking area adjacent to Kingston Park Lane. The property is served by public water and sewer. The instant Petition was filed as a result of the Petitioner's storage of two small trucks on the property which are used in conjunction with Mr. Shoemaker's business. At the request of this Zoning Commissioner, photographs of the trucks which are the subject of this request were submitted subsequent to the hearing. As shown in these photographs, the trucks are medium in size and appear to be similar in dimension and weight to Ryder rental trucks.

Mr. Shoemaker testified and described his occupation, which is somewhat unique. He owns and operates a business which rents and services concert pianos. Typically, he will be retained by an artist, (e.g., Billy Joel, Frank Sinatra, etc.) to provide and service concert pianos during the artist's tour of the mid-Atlantic, East Coast region. Mr. Shoemaker owns several different types of pianos which are used in connection with his business and stored at a warehouse off-site. When his company is engaged by a particular artist, he will pick up the leased piano from his warehouse and drive same to the site of the concert. Therefore, it is often that one or both trucks are not on the property; however, are kept there when not in active use. Mr. Shoemaker testified that each truck weighs less than 10,000 pounds; however, their combined weight might exceed the 10,000 pound limit. Testimony indicated that Mr. Shoemaker has customized both of these trucks so as to accommodate his pianos.

RECEIVED  
Date: 8/19/97  
FW

Variance relief is sought to allow the continued storage of these trucks on the subject site. In addressing the variance, it is first to be observed that it is clear that the front of this property is that portion of the lot which abuts Dark Head Creek. Photographs of the property were persuasive to a finding that the dwelling is oriented towards the water. Thus, I easily find that the rear of the property abuts East Kingston Park Lane. Based on this finding, variance relief is not required to permit parking in the front yard, in that the vehicles are indeed stored in the rear yard. Secondly, variance relief is requested from Section 431.B of the B.C.Z.R. to permit two commercial vehicles, with a combined weight which may exceed 10,000 pounds, to be parked on the residential lot simultaneously. Due to the unusual nature of the Petitioner's business and the size of the two vehicles in question, I shall grant the relief requested. In this regard, Mr. Shoemaker presented a series of photographs which show that the property and the vehicles are well-maintained and are not an eyesore to the community. Additionally, photographs of the neighborhood were presented which show similar vehicles parked throughout. Specifically, it appears that other individuals residing in the neighborhood bring trucks home in the evening. These trucks appear to be similar in size and weight to the subject trucks.

An issue was raised at the hearing relative to the replacement of either of these vehicles. Mr. Shoemaker indicated that because the two trucks have been customized, he intends on keeping same for many years to accommodate his business. However, it is anticipated that eventually they will have to be replaced. In that event, the variance relief granted herein will allow a reasonable replacement of the vehicle with a similar size and weight vehicle. It is recommended that the Petitioner obtain a

ORDER RECEIVED FOR FILING

Date

By

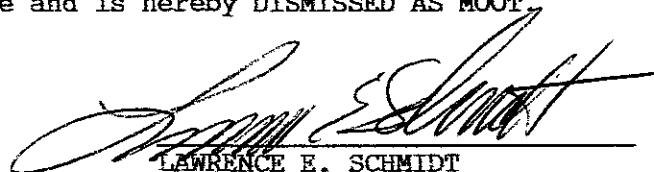
spirit and intent letter from the Zoning Commissioner in office at that time to confirm that variance relief can be continued.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of August, 1997 that the Petition for Variance seeking relief from Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two commercial vehicles to be parked on a residential lot in lieu of the permitted one, and, to permit the sum total weight of both vehicles, if the combined vehicle weight exceeds 10,000 pounds, 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 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 relief granted herein is limited to the two commercial vehicles now owned by the Petitioner. In the event the Petitioner deems it necessary to replace either of the two vehicles, the replacement vehicle shall be of similar size and weight as the one replaced
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the front yard of the subject property faces Dark Head Creek, and as such, the variance to permit parking in the front yard, if it has been determined that the front yard of the subject property faces the public street, be and is hereby DISMISSED AS MOOT.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning

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

August 19, 1997

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
E/S East Kingston Park Lane, 11' S of the c/l South Lane  
(134 E. Kingston Park Lane)  
15th Election District - 5th Councilmanic District  
Mary Ellen Shoemaker Trust - Petitioner  
Case No. 97-549-A

Dear Mr. Borgerding:

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,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Mark W. Shoemaker  
132 Kingston Park Road, Baltimore, Md. 21220

Ms. Mary E. Shoemaker  
111 Hamlet Hill Road, Baltimore, Md. 21210

DEPRM; People's Counsel; Case Files



RE: PETITION FOR VARIANCE  
134 East Kingston Park Lane, E/S East  
Kingston Park Lane, 11' S of South Lane  
15th Election District, 5th Councilmanic

Mary Ellen Shoemaker Qualified  
Personal Residence Trust  
Petitioner

\* \* \* \* \*

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NOS. 97-549-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 9th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esq., 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

#549



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

97-549-A

for the property located at 134 East Kingston Park Lane, Middle River, MD 21220 which is presently zoned D.R. 5.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 431.B of the BCZR to permit two commercial vehicles to be parked on a residential lot in lieu of the permitted one and if the combined vehicle weight exceeds 10,000 pounds to variance the sum-total weight and to permit parking in a front yard if it has been determined that the front yard of the existing dwelling faces the public street and not Dark Head of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Uniqueness of property;
2. Shape and configuration of the property; and
3. Such other and further reasons as will be presented at the hearing of this matter.

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.

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Francis X. Borgerding, Jr.

(Type or Print Name)

Signature

409 Wash. Ave., Ste. 600 410-296-6820

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

Legal Owner(s):

MARY ELLEN SHOEMAKER QUALIFIED PERSONAL RESIDENCE TRUST

Mary-Elon Shoemaker qualified Personal Residence Trust

(Type or Print Name)

Signature

MARK NEYBRIGHT SHOEMAKER TRUSTEE

Mark Neybright Shoemaker, trustee

(Type or Print Name)

Signature

134 KINGSTON PARK DR. (410)433-1334

Address

Phone No

BALTIMORE, MD 21220

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Francis X. Borgerding, Jr.

409 Washington Avenue, Suite 600

Towson, MD 21204

Address

410-296-6820

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: mta

DATE 6/6/99

ORDER RECEIVED FOR FILING

Date

By



Paul Lee, P.E.

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21204  
410-821-5941

# 549

DESCRIPTION

97-549-A

#134 East Kingston Park Lane-  
Election District 15C5 Baltimore County, Maryland

Beginning for the same at a point formerly in the center of a 15 foot wide road known as East Kingston Park Lane as now widened on the southwest side 8.5 feet for a total width of 23.5 feet, said point also being located S 29°20' E - 11 feet<sup>±</sup> from the center of South Lane; thence running with and binding on said formerly center of East Kingston Park Lane (1) S 29°20' E - 78.02 feet, thence leaving said center of East Kingston Park Lane (2) N 49°30' E - 240 feet<sup>±</sup> to the waters of Dark Head Creek, thence (3) Westerly - 94 feet<sup>±</sup> and (4) S 48°23' W - 177 feet<sup>±</sup> to the point of beginning.

Containing 0.411 acres of land more or less.



J.O. 97-018  
4/18/97

Engineers — Surveyors — Site Planners



**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 #97-549-A  
134 East Kingston Park Lane  
E/S East Kingston Park Lane  
11' S of South Lane  
15th Election District  
5th Councilmanic  
Legal Owner(s):

Mary Ellen Shoemaker  
Qualified Personal Residence Trust

Variance: to permit two commercial vehicles to be parked on a residential lot in lieu of the permitted one and the combined vehicle weight

exceeds 10,000 pounds in variance; the sum total weight and its permit parking in a front yard if it has been determined that the front yard of the existing dwelling faces the public street and not Dark Head Creek.

Hearing: Tuesday, July 15, 1997, at 2:00 p.m. in Room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/19, 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 6/19, 1997.

**THE JEFFERSONIAN,**

*A. Henriksen*  
LEGAL AD. - TOWSON



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No.

**038102**

**PAID RECEIPT**

06/06/97 01 4 CML R 14455  
Dept 5 525 MISCELLANEOUS CASH  
OR NO. 038102  
\$50.00 CK P-A-I-D  
Baltimore County Maryland  
Office Of Budget & Finance

DATE 6/6/97 ACCOUNT 61-615

134 Int'l  
Im. 549 AMOUNT \$ 50.00

RECEIVED FROM: Shoemaker — 134 E. Kingston Plk La.

FOR: 010 - Res Var. — \$50.00

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**CASHIER'S VALIDATION**

**CERTIFICATE OF POSTING**

RE: Case # 97-549-A

**Petitioner/Developer:**  
**(Mary Ellen Shoemaker)**  
**Date of Hearing/Closing:**  
**(July 15, 1997)**

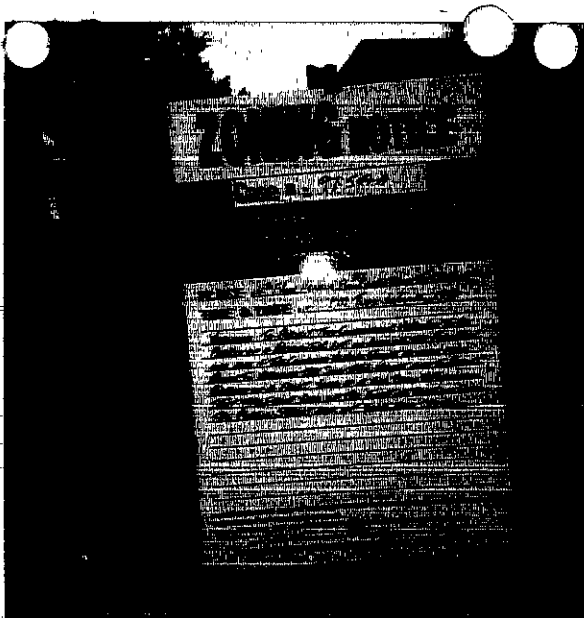
**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21284**

**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 \_\_\_\_\_  
134 East Kingston Park Lane Baltimore, Maryland 21220 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Jun. 30, 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)-687-8405**  
**(Telephone Number)**

97-549-A



ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 549

Petitioner: Mary Shoemaker

Location: 134 East Kingston Park Lane

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mark Weybright Shoemaker

ADDRESS: 134 East Kingston Park Lane

Balto. MD 21220

PHONE NUMBER: (410) 296-6920

AJ:ggs

(Revised 09/24/96)

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:

*Item # 549*

## ZONING NOTICE

Case No.: 97-549-A

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

PLACE: \*

DATE AND TIME: \*

REQUEST: *variance to permit two commercial vehicles in lieu of one on a residential lot and to approve the parking location*

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**

TO: PUTUXENT PUBLISHING COMPANY  
June 19, 1997 Issue - Jeffersonian

Please forward billing to:

Mark Weybright Shoemaker  
134 East Kingston Park Lane  
Baltimore, MD 1220  
410-296-6820

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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: 97-549-A  
134 East Kingston Park Lane  
E/S East Kingston Park Lane, 11' S of South Lane  
15th Election District - 5th Councilmanic  
Legal Owner(s): Mary Ellen Shoemaker Qualified Personal Residence Trust

Variance to permit two commercial vehicles to be parked on a residential lot in lieu of the permitted one and if the combined vehicle weight exceeds 10,000 pounds to variance the sum-total weight and to permit parking in a front yard if it has been determined tha the front yard of the existing dwelling faces the public street and not Dark Head Creek.

HEARING: TUESDAY, JULY 15, 1997 at 2:00 p.m. in Room 407 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

June 13, 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: 97-549-A

134 East Kingston Park Lane

E/S East Kingston Park Lane, 11' S of South Lane

15th Election District - 5th Councilmanic

Legal Owner(s): Mary Ellen Shoemaker Qualified Personal Residence Trust

Variance to permit two commercial vehicles to be parked on a residential lot in lieu of the permitted one and if the combined vehicle weight exceeds 10,000 pounds to variance the sum-total weight and to permit parking in a front yard if it has been determined tha the front yard of the existing dwelling faces the public street and not Dark Head Creek.

HEARING: TUESDAY, JULY 15, 1997 at 2:00 p.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Mark W. Shoemaker  
Francis X. Borgerding, Jr., Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 30, 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

July 14, 1997

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue, Suite 600  
Towson, MD 21204

RE: Item No.: 549  
Case No.: 97-549-A  
Petitioner: Mark Shoemaker, et ux

Dear Mr. Borgerding:

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 June 6, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: June 19, 1997

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

SUBJECT: 134 East Kingston Park Lane

INFORMATION

Item Number: 549

Petitioner: Mary Ellen Shoemaker, Qualified Personal Residence Trust

Zoning: DR 5.5

Requested Action: Variance

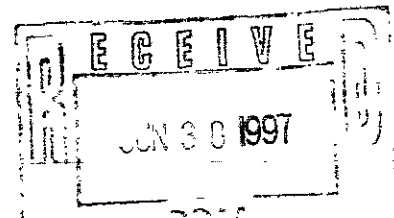
Summary of Recommendations:

Staff can find no provision in the Baltimore County Zoning Regulations that would permit the number of commercial vehicles to be varianced on residential property.

Prepared by: Jeffrey W. Long

Division Chief: Carol Kerns

AFK/JL





**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 6-17-97  
Item No. 549 MJK

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,

A handwritten signature in cursive script, appearing to read 'R. Burns'.

*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 Government  
Fire Department



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

(410) 887-4500

*June 16, 1997*  
DATE: 10/07/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 16, 1997

Item No.: SEE BELOW

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.

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

542, 544, 546, and (549)



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6/25/97

FROM: R. Bruce Seeley *RBS/ea*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: June 16, 97

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

Item #'s: 549

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: June 23, 1997

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

SUBJECT: Zoning Advisory Committee Meeting  
for June 23, 1997  
Item Nos. 544, 546, 549

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

*HJO*  
RWB:HJO:jrb

cc: File



Baltimore County  
Department of Permits and Development Management  
Bureau of Code Enforcement  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 2/1/97 # of pages: 1  
To: ALVIN BERGERDINE  
Fax: 410 296-6884  
From: PAT S. SHOEMAKER  
Phone: 410-33-1334

CODE VIOLATION NOTICE

NAME: ALVIN WETBRIGHT SHOEMAKER Trustee DATE: 1-28-97  
ADDRESS: 134 - KINGSTON PARK RD.  
CITY-ZIP: BALTO, MD. 21220

RE: Case No. 97-2994 LOCATION: 134 - EAST KINGSTON PARK LA.  
DISTRICT: 15

Dear ALVIN SHOEMAKER:

In accordance with the Baltimore County Code, Article IV, Section 402. (d), an inspection was conducted of the above location, zoned                     . This inspection revealed violation(s) according to the following code(s):

- Baltimore County Zoning Regulations (BCZR), Section 102.1.
- Building Code of Baltimore County, Maryland, Section 102.1.
- Livability Code, Baltimore County, Section 18-68.
- Other \_\_\_\_\_

The following correction(s) is/are required:

REMOVE All Commercial Vehicle  
See - 101, 102.1, 1801-1A - 431

The above violation(s) must be corrected on or before 1-29-97 or further legal action will proceed, in which you may be subject to a civil penalty. Should you need further clarification, please contact

Joseph Chack R., Code Inspector, at (410) 887- 3351

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Paul Lee  
Mark W. Shoemaker  
Maryellen Shoemaker

304 W. Penn Ave. 21204  
132 EAST KINGSTON PARK LANE 21220  
111 Hamlet Hill Rd, Belts 21210

Frank Rix Gorgendy



# 549

97-018

AS1001B

DATE: 04/16/97  
TIME: 08:27:27

STANDARD ASSESSMENT INQUIRY (1)

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	FM DATE
15 23 502930	15	3-1	34-00	H	NO		02/13/97
SHOEMAKER MARK WEYBRIGHT TRUSTEE				DESC-1.. IMPS.411 AC			
				DESC-2.. KINGSTON PARK			
134 KINGSTON PARK RD				PREMISE. 00134 KINGSTON PARK		LA	
							00000-0000

BALTIMORE MD 21220-0000 FORMER OWNER: SHOEMAKER MARY ELLEN

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	139,510	121,510				
IMPV:	151,140	159,320	TOTAL..	280,830	112,330	116,260
TOTL:	290,650	280,830	PREF...	0	0	0
PREF:	0	0	CURT...	280,830	112,330	116,260
CURT:	290,650	280,830	EXEMPT.		0	0
DATE:	11/93	10/96				

# 549

----- TAXABLE BASIS -----	FM DATE
97/98 ASSESS: 112,330	02/13/97
96/97 ASSESS: 116,260	09/25/96
95/96 ASSESS: 116,260	08/22/95

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Handwritten notes and scribbles at the bottom right of the page.



DATE: 04/16/97  
TIME: 08:28:02

STANDARD ASSESSMENT INQUIRY (2)

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	FM DATE
15 23 502930	15	3-1	34-00	H	NO		02/13/97
LOT....	BOOK....	0000	MAP.....	0091	LOT WIDTH.....	78.02	
BLOCK..	FOLIO...	0000	GRID....	0019	LOT DEPTH.....	.00	
SECTION..			PARCEL..	0294	LAND AREA..	17903.000	S
PLAT..					YEAR BUILT.....	00	

-----TRANSFER DATA-----

NUMBER..... 072867  
DATE..... 03/02/95  
PURCHASE PRICE..... 0  
GROUND RENT..... 0  
DEED REF LIBER..... 10958  
DEED REF FOLIO..... 0516  
CONVEYED IND..... 9  
TOT-PART TRAN IND..... T  
GRANTOR ACCT NO.. 15-23-502930

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		11366

-----EXEMPT DATA-----

STATUS..... 0  
CLASS CODE..... 000  
STATE EXEMPT CODE..... 000  
COUNTY EXEMPT CODE..... 000  
CURR STATE EX ASMT.... 0  
PRIOR STATE EX ASMT... 0  
CURR COUNTY EX ASMT... 0  
PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	2322

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF



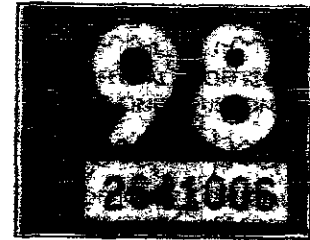
Maryland Department  
of Transportation  
MOTOR VEHICLE ADMINISTRATION  
8501 RITCHIE HIGHWAY, N.E.  
GLEN BURNIE, MARYLAND 21062

REGISTRATION CERTIFICATE

TAG NUMBER UNIT # STICKER NUMBER  
67C368 2641006

TITLE NUMBER 24332346		MAKE AND BODY STYLE OF VEHICLE IVEC TK	
YEAR 83	CLASS EPO	EXCEPT. N/A	VEHICLE IDENTIFICATION NUMBER ZCFAB01H781002306
GR. VEH. WT. 10000	GR. COMB. WT. 00N/A	FEE 55.50	EXPIRATION DATE 04/30/88
OWNER'S DRIVER LICENSE/SOUNDIX NO. S526585870528		CO-OWNER'S DRIVER LICENSE/SOUNDIX NO. S526440108072	

NAME(S) AND ADDRESS OF REGISTERED OWNER(S)  
MARK WEYBRIGHT SHOEMAKER  
JOSEPHINE CAMPOSANO SHOEMAKER  
132 EAST KINGSTON PARK LANE  
BALTIMORE BA MD 21220



IMPORTANT!  
PLEASE READ  
INSTRUCTIONS  
ON REVERSE  
SIDE BEFORE  
AFFIXING  
STICKER(S)

Registration Certificate

For registrations being re-nued only one (1) sticker indicating the year of expiration is enclosed. If new plates issued, month and year (2) stickers are enclosed.

VR-1 (3-96)



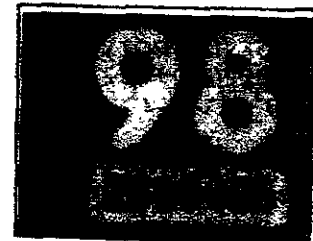
Maryland Department  
of Transportation  
MOTOR VEHICLE ADMINISTRATION  
8501 RITCHIE HIGHWAY, N.E.  
GLEN BURNIE, MARYLAND 21062

REGISTRATION CERTIFICATE

TAG NUMBER UNIT # STICKER NUMBER  
67C367 2619995

TITLE NUMBER 24332344		MAKE AND BODY STYLE OF VEHICLE IVEC TK	
YEAR 83	CLASS EPO	EXCEPT. N/A	VEHICLE IDENTIFICATION NUMBER ZCFAB01H781001386
GR. VEH. WT. 10000	GR. COMB. WT. 00N/A	FEE 55.50	EXPIRATION DATE 04/30/88
OWNER'S DRIVER LICENSE/SOUNDIX NO. S526585870528		CO-OWNER'S DRIVER LICENSE/SOUNDIX NO. S526440108072	

NAME(S) AND ADDRESS OF REGISTERED OWNER(S)  
MARK WEYBRIGHT SHOEMAKER  
JOSEPHINE CAMPOSANO SHOEMAKER  
132 EAST KINGSTON PARK LANE  
BALTIMORE BA MD 21220



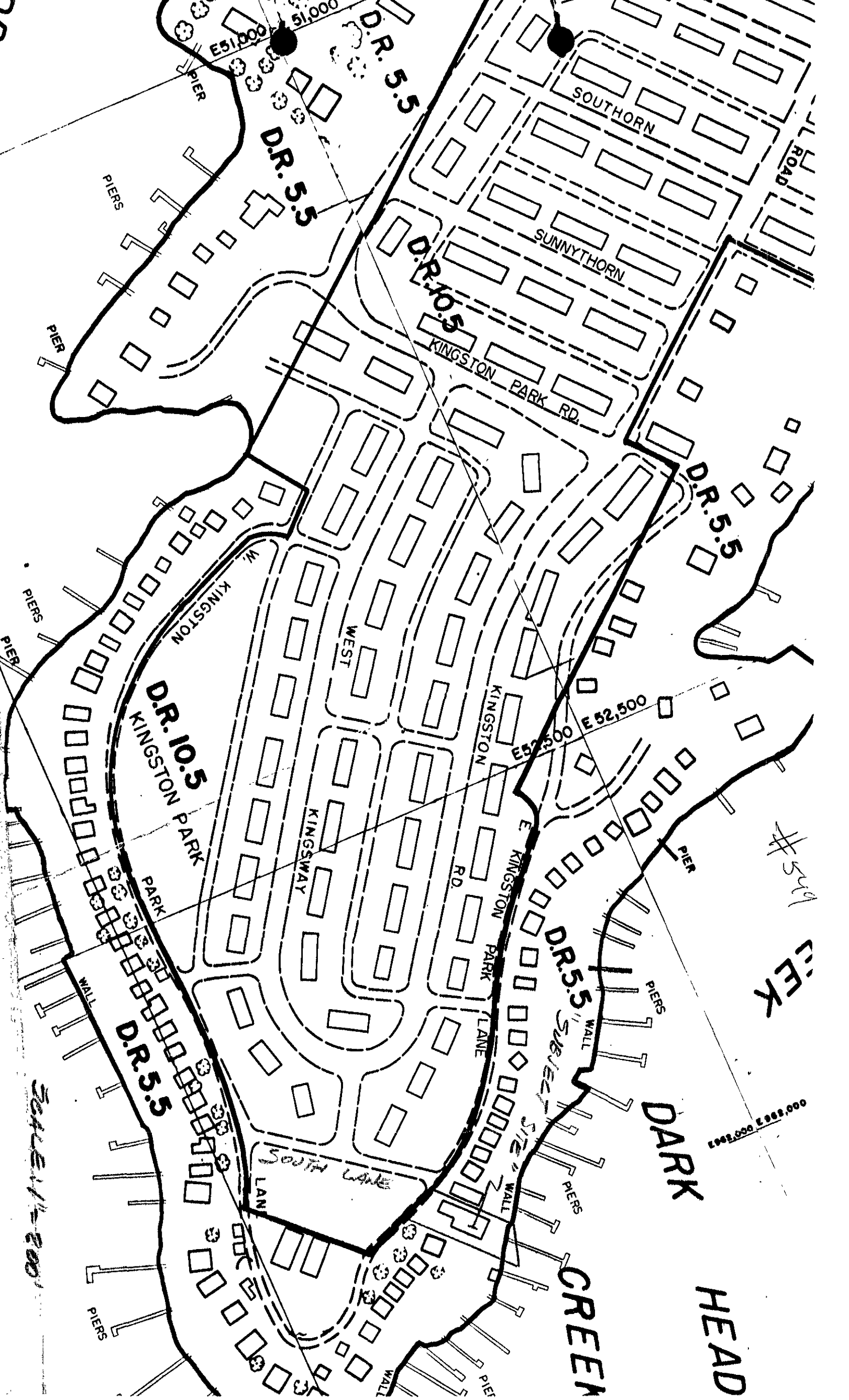
IMPORTANT!  
PLEASE READ  
INSTRUCTIONS  
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AFFIXING  
STICKER(S)

Registration Certificate

For registrations being re-nued only one (1) sticker indicating the year of expiration is enclosed. If new plates issued, month and year (2) stickers are enclosed.

VR-1 (3-96)

*Pat No 2*



E 51,000

E 51,000

SOUTHORN

SUNNYTHORN

ROAD

D.R. 5.5

D.R. 10.5

KINGSTON PARK RD.

D.R. 5.5

PIERS

PIER

PIERS

PIER

D.R. 10.5

KINGSTON PARK

WEST

KINGSWAY

KINGSTON

KINGSTON PARK RD.

E 52,500

D.R. 5.5

PIER

#519

CEK

PARK

D.R. 5.5

LANE

SUBJECT SITE

WALL

DARK

HEAD

E 998,000

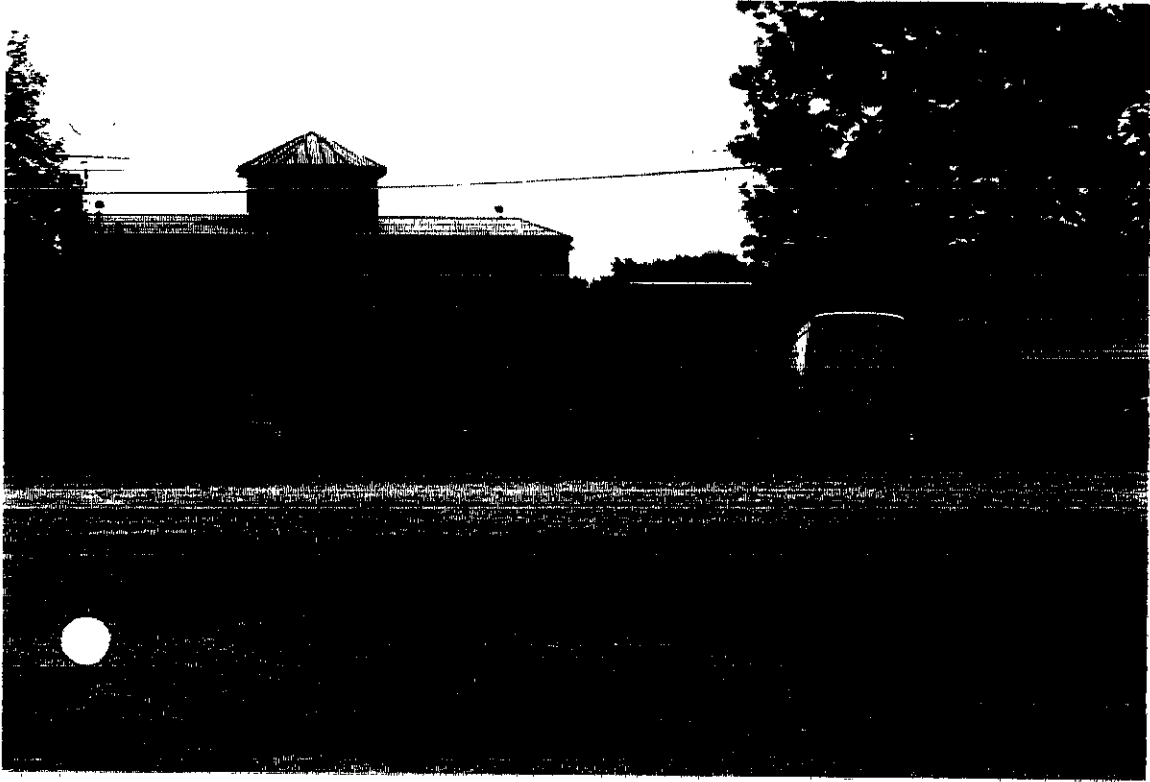
Scale 1/4" = 200'

PIERS

WALL

PIER

CREEK





Petitioner's  
Exhibits

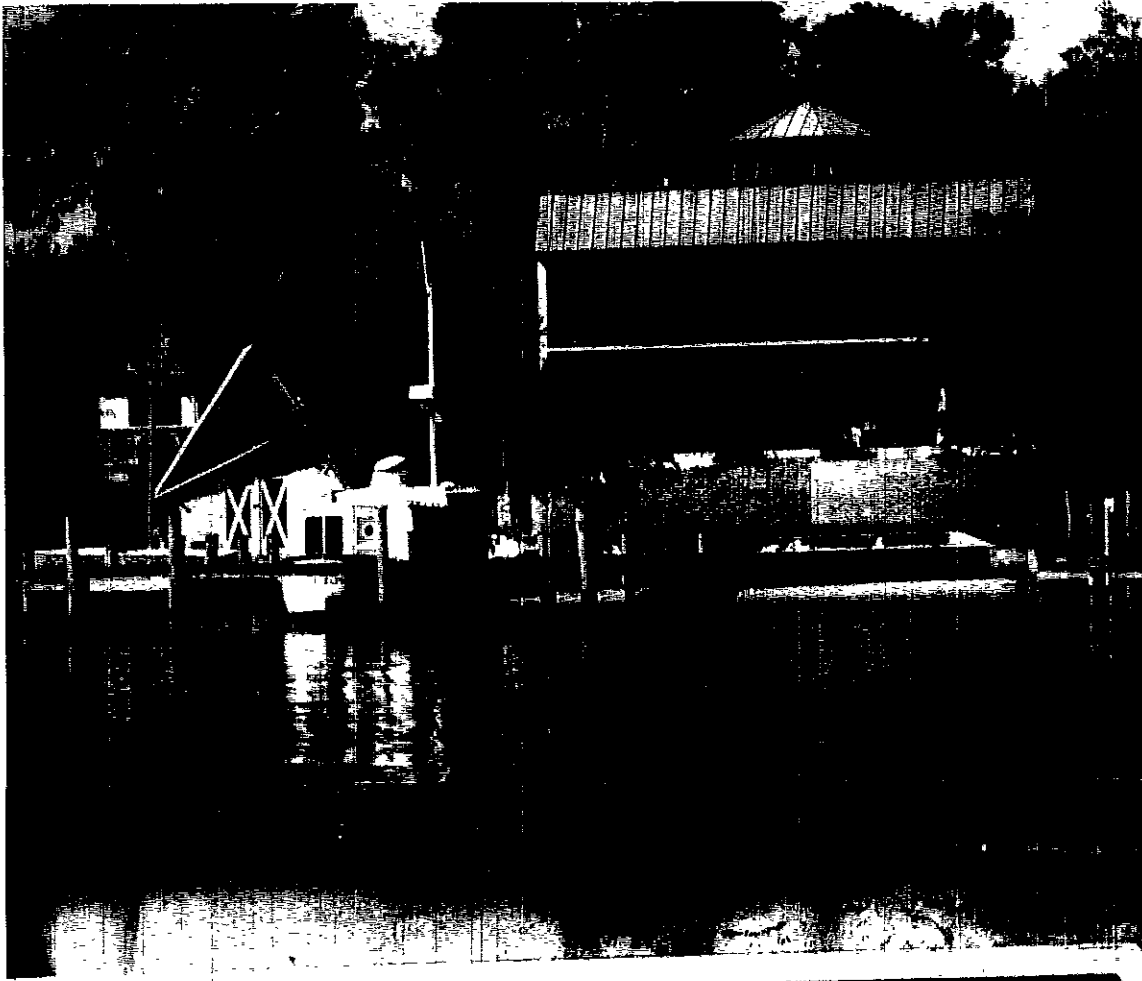
3A - 35

4A - 46

97-549-A

and

2B + 2C



MFD. BY FIAT V.I. BRESCIA PLANT

MANUFACTURE DATE MONTH  YEAR  81

GVWR  lbs VIN ZCFAB01H9B1002303

GAWR front axle  lbs with 8-17.50 TIRES

RIMS at  PSI COLD SINGLE

GAWR rear axle  lbs with 8-17.50 TIRES

RIMS at  PSI COLD DUAL

VEHICLE TYPE  TRUCK MODEL  IVECO-2100-DIESEL

MFD. BY FIAT V.I. BRESCIA PLANT

MANUFACTURE DATE MONTH  YEAR  80

GVWR  9995 lbs VIN ZCFAB01H9A1001386

CAWR front axle  4510 lbs with 7-17.50 TIRES

5.25-17.5 RIMS at  65 PSI COLD SINGLE

GAWR rear axle  7920 lbs with 7-17.50 TIRES

5.25-17.5 RIMS at  58 PSI COLD DUAL

VEHICLE TYPE  TRUCK MODEL  IVECO-2100-DIESEL

