IN THE MATTER OF: BRIAN SINGER-PETITIONER SE/S ROSEWICK AVE, 41' NE OF C/L OF 31<sup>ST</sup> ST (1514 ROSEWICK AVENUE)

14TH ELECTION DISTRICT 6<sup>TH</sup> COUNCILMANIC DISTRICT

Petition for Administrative Variance to RE: permit short term parking of one commercial vehicle weighing in excess of 10,000 pounds gross vehicle weight on the subject residential property.

BEFORE THE

BOARD OF APPEALS

OF BALTIMORE COUNTY

Case No.: 98-387-A

## ORDER OF DISMISSAL

This matter having come before this Board on appeal dated June 1, 1998 from a decision dated May 14, 1998 from the Zoning Commissioner; wherein the Petition for Administrative Variance to permit short term parking of one commercial vehicle weighing in excess of 10,000 pounds gross vehicle weight on the subject residential property was Granted.

WHEREAS, the Board has been reviewing its docket with reference to inactive cases with the intent to dismiss and close as many of these cases as possible;

WHEREAS, the subject matter has been held on the Board's docket since October 27, 1998, and no further action having occurred in this matter;

WHEREAS, by letter dated June 19, 2009, the Board of Appeals notified the Counsel of record that the above-entitled matter would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, there has been no request made for hearing in this matter, nor objection nade to said dismissal;

IT IS THEREFORE ORDERED, this 5th day of Hugust Board of Appeals for Baltimore County that the above-referenced appeal filed in Case No.: 87-A, be and is hereby DISMISSED FOR LACK OF PROSECUTION.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY



### County Board of Appeals of Baltimore County

JEFFERSON BUILDING SECOND FLOOR, SUITE 203 105 WEST CHESAPEAKE AVENUE TOWSON MARYLAND 21204 410-887-3180 FAX: 410-887-3182

June 19, 2009

Nancy Paige, Esquire 233 E. Redwood Street, Baltimore, MD 21202

RE: In the Matter of: Brian Singer - Petitioner Case No.: 98-387-A

Dear Ms. Paige:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss and close as many of these cases as possible.

A review of the subject file indicates that your request for postponement was granted on 10/27/98, with no further action reflected in the file to date.

Pursuant to the above intent regarding inactive cases, the purpose of this letter is to advise you that an Order of Dismissal of Petition for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,

Theresa R. Shelton Administrator

wresa Shelton KC

TRS/klc

Case No. 98-387-A

VAR -To permit short term parking of one commercial vehicle weighing in excess of 10,000 lbs gw on subject residential property.

5/14/98 -D.Z.C.'s Order in which Petition for Variance was GRANTED.

8/26/98 - Notice of Assignment for hearing scheduled for Thursday, December 8, 1998 at 10:00 a.m. sent to following:

Peter Max Zimmerman, People's
Counsel for Baltimore County
Nancy E. Paige, Esquire
Brian Singer
John Cerreta
David Evans
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

- 10/23/98 -Letter from C. Demilio requesting a continuance of the hearing scheduled for 12/09/98 by agreement of counsel. In response to inquiry to C. Demilio, Ms. Demilio indicated that this was to be continued and held, and reset for hearing only at the time such request is made or appeal withdrawn.
- 10/27/98 -No written response to date from N. Paige; T/C to Ms. Paige; confirmed agreement of counsel to request this continuance; to be reset only upon request. Notice of PP sent to parties and case pulled from hearing docket. Hold pending request for hearing or withdrawal of appeal.



### County Board of Appeals of Baltimore County

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

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

October 27, 1998

#### NOTICE OF POSTPONEMENT

CASE #: 98-387-A

IN THE MATTER OF: BRIAN SINGER -Petitioner 1514 Rosewick Avenue 14th E; 6th C

(Petition for Variance GRANTED /D.Z.C.)

which was scheduled to be heard on 12/08/98 has been postponed pursuant to request and agreement of counsel for continuance; to be reset only upon request.

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco Administrator

cc: Appellant

: Peter Max Zimmerman, People's Counsel for Baltimore County

Counsel for Petitioner /Legal Owner : Nancy E. Paige, Esquire

Petitioner /Legal Owner : Brian Singer

John Cerreta David Evans

Pat Keller, Director /Planning Lawrence E. Schmidt /Z.C. Arnold Jablon, Director /PDM Virginia W. Barnhart, County Attorney





### Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse 400 Washington Ave. Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN People's Counsel

October 21, 1998

CAROLE S. DEMILIO
Deputy People's Counsel

Kristine K. Howanski, Esq., Chairman County Board of Appeals of Baltimore County 401 Washington Avenue, Room 49 Towson, MD 21204

Hand-delivered

Re: BRIAN L. SINGER

**Petition for Administrative Variance** 

Case No. 98-387-A

CBA Hearing Date: December 8, 1998

Dear Chairman Howanski:

By agreement of counsel, I am hereby requesting that the Board continue the hearing currently scheduled for December 8. I will attempt to inform any citizens known to be interested in the case.

very truly yours.

Carole S. Demilio

Deputy People's Counsel

#### CSD/caf

cc: Nancy E. Paige, Esq., 233 E. Redwood Street, Baltimore, MD 21202, Attorney for Petitioner

John Cerreta, 8203 Analee Avenue, Baltimore, MD 21237, Protestant

David Evans, 1516 Seling Avenue, Baltimore, MD 21237, Protestant

Done N. Parof P. Cib



# pp'd to ment perfected County Board of Appeals of Baltimore County

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

Room 48 Hearing Room -Old Courthouse, 400 Washington Avenue

August 26, 1998

#### NOTICE OF ASSIGNMENT

CASE #: 98-387-A

IN THE MATTER OF: BRIAN SINGER -Petitioner 1514 Rosewick Avenue 14th E; 6th C

(Petition for Variance GRANTED /D.Z.C.)

#### ASSIGNED FOR:

#### TUESDAY, DECEMBER 8, 1998 at 10:00 a.m.

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

No postponements will be granted without sufficient IMPORTANT: reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

> Kathleen C. Bianco Administrator

Appellant CC:

: Peter Max Zimmerman, People's Counsel for Baltimore County

Counsel for Petitioner /Legal Owner : Nancy E. Paige, Esquire

Petitioner /Legal Owner : Brian Singer

John Cerreta David Evans

Pat Keller, Director /Planning Lawrence E. Schmidt /Z.C. Arnold Jablon, Director /PDM Virginia W. Barnhart, County Attorney



### CERTIFICATE POSTING

	RE: Case No.: 48-387 H
	Petitioner/Developer:
	BRIAN SINGER
	Date of Hearing/Closing:
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
The second secon	
Ladies and Gentlemen:	
The sign(s) were posted on $\frac{7/2}{}$	4/98 (Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
	(Printed Name)
	(Address)
	(City, State, Zip Code)
	(Telephone Number)

#### APPEAL

Petition for Administrative Variance
SE/S Rosewick Avenue, 41' NE of the c/l of 31<sup>st</sup> Street
(1514 Rosewick Avenue)
14<sup>th</sup> Election District — 6<sup>th</sup> Councilmanic District
Brian Singer - Petitioner
Case Number: 98-387-A

Petition for Administrative Variance

Description of Property

Certificate of Posting

Zoning Advisory Committee Comments

Entry of Appearance of People's Counsel

Petitioners' Exhibits: 1 - Site Plan to Accompany Zoning Petition

Three Photographs not Marked as Exhibits

Letter with attachments from Nancy E. Paige, Esquire to Arnold Jablon, Director of Permits and Development Management, dated May 11, 1998

Deputy Zoning Commissioner's Order dated May 14, 1998 (Granted)

Notice of Appeal received on June 1, 1998 from Peter Max Zimmerman and Carole S.

Demilio on behalf of People's Counsel

c: Nancy E. Paige, Esquire, 233 E. Redwood Street, Baltimore, MD 21202

Mr. Brian Singer, 1514 Rosewick Avenue, Baltimore, MD 21237

People's Counsel of Baltimore County, MS #2010

Timothy Kotroco, Deputy Zoning Commissioner

Arnold Jablon, Director of PDM

John Cerreta 8203 Analee Avenue 21237 David Evans 1516 Seling Avenue 21237 IN RE:

PETITION FOR ADMIN. VARIANCE SE/S Rosewick Avenue, 41' NE of the c/l of 31st Street (1514 Rosewick Avenue) 14th Election District 6th Councilmanic District

Brian Singer Petitioner

- \* BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 98-387-A

\*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Brian Singer, through his attorney, Nancy E. Paige, Esquire. The Petitioner seeks relief from Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit short term parking of one commercial vehicle weighing in excess of 10,000 pounds gross vehicle weight on the subject residential property. The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

Date SECENTED FOR FILLING

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this  $\frac{j \psi^{+/-}}{2}$  day of May, 1998 that the Petition for Administrative Variance seeking relief from Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit short term parking of one commercial vehicle weighing in excess of 10,000 pounds gross vehicle weight on the subject residential property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner is 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.

TIMOTHY M. KOTROCC

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

Beginning for the same at an iron pipe driven in the ground on the southeast side of Rosewick Avenue, 30 feet wide, distant 448.76 feet northeasterly, measured along the said southeast side of said Rosewick Avenue, from the corner formed by the intersection of the said southeast side of said Rosewick Avenue and the northeast side of said Rosewick Avenue; said corner being the bend in said Rosewick Avenue where said Rosewick Avenue runs southeasterly to the Philadelphia Road; said place of beginning being also at the Southwest corner of Lot 282 Section "B" plat of Rosedale Gardens and which plat is recorded among the Land Records of Baltimore County in Plat Book L.MCL.M No. 9, folio 8; and running thence from said place of beginning, leaving the said southeast side of said Rosewick Avenue, at right angles thereto and binding on the southwestern outline of said lot #282, south 61 degrees 15 minutes east as now surveyed 150 feet to an iron pipe and the southeast corner of said lot #282; thence south 28 degrees 45 minutes west, parallel with said Rosewick Avenue, 31.8 feet to a stake; thence south 26 degrees 13 minutes east 31.66 feet to an iron pipe; thence north 61 degrees 15 minutes west parallel with the first line of this description 175.92 feet to an iron bar and to intersect the said southeast side of said Rosewick Avenue; thence binding on the said southeast side of said Rosewick Avenue and running north 28 degrees 45 minutes east 50 feet more or less, to the place of beginning. Being parts of lots #88, #89 and #90 Section "B" Plat of Rosedale Gardens, above referred to. The improvements thereon being known as No. 1514 Rosewick Avenue.

98.387-A



# Petition for Administrative Variance

# to the Zoning Commissioner of Baltimore County

for the property located at

1514 ROSEWICK AVENUE

which is presently zoned

This Petition shall be filed with the Dept. of Permits & 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)

431B, to permit short term parking of one commercial vehicle in excess of 10,000 pounds gross vehicle weight on a residential lot.

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

The owner of a commercial vehicle resides on the premises and uses the vehicle as his only means of livelihood; The vehicle is parked in a side yard intermittently for brief periods between jobs. No materials, freight or equipment are visible; No advertising is displayed. Petitioner would suffer a severe hardship if precluded from this use, because he is unable to find another place to park the vehicle for the brief periods he requires. 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	Legal Owner(s).
(Type or Print Name)	Brian L. Singer (Type or Print Name)
Signature	Signature Signature
Address	(Type or Print Name)
City State Zipcode	Signature
Attorney for Petitioner  Type or Print Name:  Attorney for Petitioner  Type or Print Name:	1514 Rosewick Avenue 410/866-3154 hm,
Signature Signature	Baltimore, Maryland 21237  City  Name, Address and phone number of representative to be contacted
233 9. Reducod 5+. 576-4294 Address Phone No.	Nancy E. Paige
Baltimore MD 2/202 State Zipcode	233 E. Redwood Street 410/576-4294 wk.  Address Balto., MD. 21202  Phone No

that the subject matter of this petition be set for a public hearing , advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation, throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:  $BR_{\perp}$  DATE: 4/(6/98)ESTIMATED POSTING DATE: 4/26/98



Printed with Soyboan Ink.

on Recycled Paper 381-A

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at \_\_\_\_\_1514 ROSEWICK AVENUE

	address		!
	BALTIMORE	MARYLAND	21237
	City	State	ZIp Code
That based upon personal knowledge, the followariance at the above address: (indicate hardship of	owing are the facts upon whe practical difficulty)	ich I/we base the request for a	an Administrative
In order to assure that m	y vehicle will	start in cold wea	ther. it must be
close to electric servic			·
between business trips, a			
intermittent basis within			
cooperated at considerabl	e expense to bu	ild a suitable co	ncrete pad between
our homes to accommodate	ı		
similar size parked in my	neighborhood.	I will suffer a	severe hardship
trips. That Affiant(s) acknowledge(s) that if a protes may be required to provide additional information.	t is filed, Affiant(s) will be i	required to pay a reposting ar	
(signature)		(algnature) Brian L. Singer	
(type or print name)	MRYLAND	(type or print name)	· · · · · · · · · · · · · · · · · · ·
STATE OF MARYLAND, COUNTY OF BALT			
I HEREBY CERTIFY, this <u>Z3(cl</u> day of of Maryland, in and for the County aforesaid, per Sixer	rsonany appeared	, 19 <u>98</u> , before me, a Not	ary Public of the State
Lower C. Order	· <del></del>	······································	<del></del>
the Affiants(s) herein, personally known or satis that the matters and facts hereinabove set forth a	factorily identified to me as are true and correct to the l	such Affianti(s), and made of best of his/her/their knowledg	eath in due form of law e and belief.
AS WITNESS my hand and Notarial Seal.		2/ 1	
47 23 178 date	NOTARY PUB	The Car. JA	fel
	My Commission	Micros (1. 1/99) on Expires: 1/99	
_			



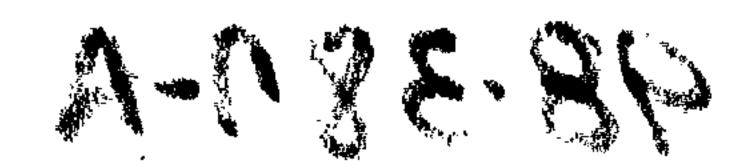
# Affidavit in support of Administrative Variance

1514 ROSEWICK AVENUE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at	1514 ROSEWICK	AVENUE	, <u>.</u> , ., ., ., ., ., ., ., ., ., .
	address		
	BALTIMORE	MARYLAND	21237
	City	State	Zip Code
That based upon personal knowledge, the follo Variance at the above address: (indicate hardship or		h I/we base the request for an	Administrative
In order to assure that my	vehicle will st	art in cold weath	er, it must be
close to electric service	. I go to and f	rom my house with	this vehicle
between business trips, an	d I cannot find	suitable secure p	arking on an
intermittent basis within	close proximity	to my home. My n	eighbor and I
cooperated at considerable	expense to build	d a suitable conc	rete pad betwee
our homes to accommodate m	y truck. There	are other vehicle	s of
similar size parked in my	neighborhood. I	will suffer a se	vere hardship
if I am not permitted to r	eturn home with	my truck from tim	e to time betwe
trips.	<del></del>	<del></del>	
That Affiant(s) acknowledge(s) that if a protes	st is filed, Affiant(s) will be re	equired to pay a reposting and	advertising fee and
may be required to provide additional informat	ion.		///
		Bucco	Vin
(signature)		(elgnature)	
		Brian L. Singe	<u>r</u>
(type or print name)	MAYLAND	(type or print name)	
STATE OF MARYLAND, COUNTY OF BAL			
I HEREBY CERTIFY, this Z3 col day of	February	19 26, before me, a Nota	ry Public of the State
of Maryland, in and for the County aforesaid, p	ersonally appeared		
Brian L. Singer.			<del> </del>
the Affiants(s) herein, personally known or sati	isfactorily identified to me as	such Affiantt(s), and made oa	th in duc form of law
that the matters and facts hereinabove set forth	are true and correct to the t	oest of his/her/their knowledge	and belief.
AS WITNESS my hand and Notarial Seal.	_//	1 11 1	,
2/23/98		uda a. Inff	d
date	NOTARY PUB	, , , , ,	
	My Commission	on Expires: ///97	



# Petition for Administrative Variance

# to the Zoning Commissioner of Baltimore County

for the property located at

1514 ROSEWICK AVENUE

which is presently zoned

This Petition shall be filed with the Dept. of Permits & 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)

431B, to permit short term parking of one commercial vehicle in excess of 10,000 pounds gross vehicle weight on a residential lot.

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

The owner of a commercial vehicle resides on the premises and uses the vehicle as his only means of livelihood; The vehicle is parked in a side yard intermittently for brief periods between jobs. No materials, freight or equipment are visible; No advertising is displayed. Petitioner would suffer a severe hardship if precluded from this use, because he is unable to find another place to park the

vehicle for the brief periods he requires. 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 pellegal owner(s) of the property which is the subject of	naities of perjury, that I/we are the of this Petition.
Contract Purchaser/Lessee			Legal Owner(s):	
(Time to Delet Nema)			Brian L. Singer (Type or Frint Name)	
(Type or Print Name)				
Signature		<del>7 </del>	Signature	- Villa J
Address			(Type or Print Name)	······································
City	State	Zipcode	Signature	
Naval E.	Paige	<u></u>	1514 Rosewick Avenue	410/866-3154 hm.
(Type or Print Name)	<i>b</i> .		Baltimore, Maryland	Phone No Wk. # 21237
Signature Signature	lauge	(10)		State Zipcode
233 g. Re	dwoodSt.	576-429	Nancy E. Paige	
Address / / /	Phone No	1 5 0 5	Name 233 E. Redwood Street	410/576-4294 wk
City	State	Zipcode	Address Balto., MD. 21202	Phone No
A Public Hearing having been	n requested and/or found to be	required, It is ordered to	by the Zoning Commissioner of Baltimore County,	this day of, 19,

that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general

Zoning Commissioner of Baltimore County



circulation, throughout Baltimore County, and that the properly be reposted.



Printed with Soybean Ink on Recycled Paper\_

ITEM #: 387



# Baltimore County Zoning Commissioner Office of Planning and Zoning

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

May 14, 1998

Nancy E. Paige, Esquire 233 E. Redwood Street Baltimore, Maryland 21202

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Rosewick Avenue, 41' NE of the c/l of 31st Street
(1514 Rosewick Avenue)
14th Election District - 6th Councilmanic District
Brian Singer - Petitioner
Case No. 98-387-A

Dear Ms. Paige:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Permits and Development Management Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

Murthy llotrons

for Baltimore County

TMK:bjs

cc: Mr. Brian Singer

1514 Rosewick Avenue, Baltimore, Md. 21237

People's Counsel

File

DATE H/16/98 ACCOUNT ROUT SONO  RECEIVED MANAGER MCK-MARK		<u>ව</u>		S MISCELLANIUS CASH RECEIPT Sirt # 043043 MI. 053153	MAN (A)
RECEIVED Manage of Manage			1	እለ እግ	M14 XC-1 - 4 2
- /	<u></u>	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	Battimore County, Marvi	-
OR: 010 - Administrative L	J G V B G	HCC	98	381-A	

RE: Case No.: 98-387-A Petitioner/Developer: RIAN SINGER Date of Hearing/Closing: MAY 11, 1998 OSED VARIANCE, PROVIDED IT s of perjury that the necessary sign(s) required by law rty located at MEETING IS HANDICAP ACCESSIBLE SECULCH (Month, Day, Year)

Sincerely,

(Signature of Sign Poster and Date)

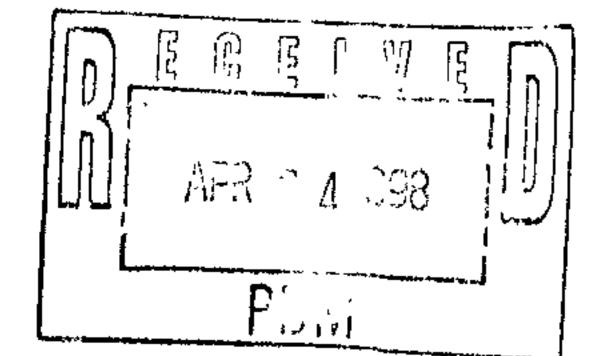
JARLAND E. MOORE

(Printed Name)

3225RYERSONI CINCLE (Address)

2<u>ACTIMONE, Mp. 2127</u> (City, State, Zip Code) (110) 242-4263

(Telephone Number)



## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 387 -A Address 1514 Rosewick Ave.					
Contact Person: Bruno Rudaitis Phone Number: 410-887-339					
Filing Date: 4/16/98 Print Name  Planner, Please Print Name  Posting Date: 4/26/98 Closing Date: 5/11/98					
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.					
1. <a href="POSTING/COST">POSTING/COST</a> : The petitioner must use one of the sign posters on the approved list and he/she is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.					
2. <u>DEADLINE:</u> The closing date is the deadline for a neighbor to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing the process is not complete on the closing date.					
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (conder that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted denied, or will go to public hearing. The order will be mailed to you by First Class mail.					
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.					
Petitioner: This Part of the Form is for the Sign Poster Only					
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT					
Case Number 98- 387 -A Address 1514 Rosewick Ave.					
Posting Date: 4/24/98 Closing Date: 5/4/98					
Wording for Sign: To Permit short term parking of one 10,000 + 165, (gross vehicle weight) commercial vehicle on a residential lot.					

## BALTIMORE COUNTY DEPARTMENT OF PERMITSAND DEVELOPMENT MANAGEMENT ZONING REVIEW

## APPROVED SIGN POSTERS

Stacy Gardner Shannon-Baum Signs, Inc. 105 Competitive Goals Drive Baltimore, MD 21784

(410) 781-4000 Telephone: Toll Free: Fax:

(800) 368-2295 (410) 781-4673

Richard Hoffman

904 Dellwood Avenue Fallston, MD 21047

Telephone:

(410) 879-3122

Garland E. Moore 3225 Ryerson Circle

Telephone: Mobile:

(410) 242-4263 (410) 382-4470

Baltimore, MD 21227

Tom Ogle 325 Nicholson Road Baltimore, MD 21221 Telephone: (410) 687-8405

Mobile: (410) 262-8163

Fax:

(410) 687-4381

Patrick M. O'Keefe, Sr. 523 Penny Lane Hunt Valley, MD 21030

Telephone: Cell:

(410) 666-5366 (410) 905-8571

Fax:

(410) 628-2574

(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 12/10/97



# 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 (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.: #387			
Petitioner: Brian Singer	<del></del>	<del></del>	
Location: 1514 Rose Wick	Ave.	<u> </u>	
PLEASE FORWARD ADVERTISING BILL TO:			
NAME: Brian L. Singer	· <del></del>		<del> </del>
ADDRESS: 1514 Rosewick Avenue			
Baltimore, MD. 21237	<u> </u>		<u>.</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
PHONE NUMBER: 410/866-3154		<del></del>	

AJ:ggs

(Revised 09/24/96)

# ALTIMORE COUNTY, MARYLAND

# DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO:

MOR

FROM:

R. Bruce Seeley . Railo Permits and Development Review

DEPRM

SUBJECT: Zoning Advisory Committee

Mesting Date: 

April 27, 98

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

Itam #'s:

380

382

373

RBS:sp

BRUCE2/DEPRM/TXTSBP

## BALTIMORE COUNTY, MARYLAND

## INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: May 6, 1998

Department of Permits & Development

Management

FROM: Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting

for May 4, 1998

Item Nos. 380, 381, 383, 384, 385, 386, (387) 388, 389, 390, 391, and

392

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

RWB:HJO:jrb

cc: File



Partis N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

Baltimore County 4.24.91/ Item No. 387 BR

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

101

RE:

Ronald Burns, Chief

P. J. Gredle

Engineering Access Permits

Division

LG



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

May 6, 1998

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 APRIL 27, 1998

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:

379, 380, 383, 385, 387, 388, 389, 390, 391 AND 392

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

cc: File



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

**DATE:** May 7, 1998

and Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT: 1514 Rosewick Avenue

**INFORMATION** 

Item Number:

387

Petitioner:

Brian L. Singer

Zoning:

DR 5.5

Requested Action:

Administrative Variance

Summary of Recommendations:

The Office of Planning believes that the Administrative Variance procedure is not the appropriate mechanism to consider these matters. In any case, this office is opposed to the storage of any commercial vehicle in excess of 10,000 pounds gross vehicle weight on residential property.

Prepared by:

Division Chief:

AFK/JL

RE: PETITION FOR ADMINISTRATIVE VARIANCE \*
1514 Rosewick Avenue, E/S Rosewick Ave,
170' S of Cam Hill Ave \* ZONING COMMISSIONER
14th Election District, 7th Councilmanic \* OF BALTIMORE COUNTY
Brian L. Singer
Petitioner \* CASE NO. 98-387-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

People's Counsel for Baltimore County

auble 5. 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 13 day of May, 1998, a copy of the foregoing Entry of Appearance was mailed to Nancy E. Paige, Esq., 233 E. Redwood Street, Baltimore, MD 21202, attorney for Petitioner.

PETER MAX ZIMMERMAN

# Baltimore County, Marylana



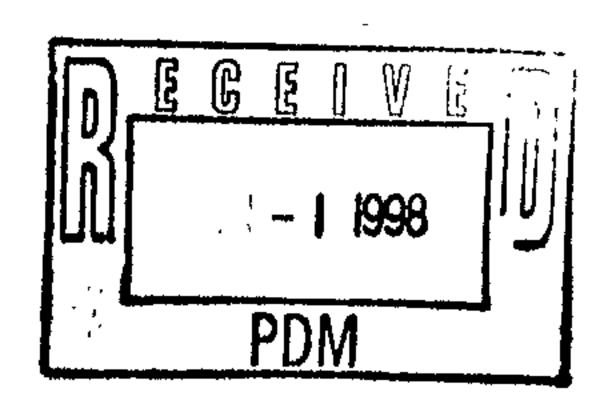
OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse 400 Washington Ave. Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN People's Counsel

May 29, 1998



CAROLE S. DEMILIO
Deputy People's Counsel

Arnold Jablon, Director Department of Permits and Development Management 111 W. Chesapeake Avenue Towson, MD 21204

Hand-delivered

Re: PETITION FOR ADMINISTRATIVE VARIANCE
1514 Rosewick Avenue, E/S Rosewick Avenue,
170' S of Cam Hill Avenue, 14th Election
District, 7th Councilmanic
BRIAN L. SINGER, Legal Owner/Petitioner
Case No. 98-387-A

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Order dated May 14, 1998 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

People's Counsel for Baltimore County

Carble S. Demiliojer

Carole S. Demilio

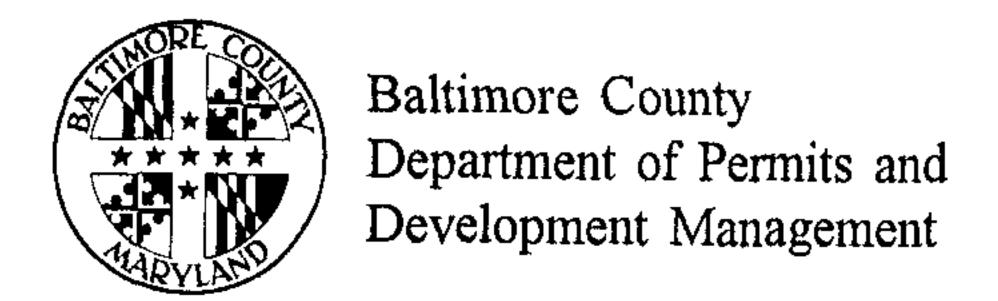
Deputy People's Counsel

PMZ/CSD/caf

cc: Nancy E. Paige, Esq., 233 E. Redwood Street, Baltimore, MD 21202 Attorney for Petitioner

John Cerreta, 8203 Analee Avenue, Baltimore, MD 21237

David Evans, 1516 Seling Avenue, Baltimore, MD 21237



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

June 2, 1998

Nancy E. Paige, Esquire 233 E Redwood Avenue Baltimore, MD 21202

RE: Petition for Administrative Variance

Case No.: 98-387-A 1514 Rosewick Avenue

District: 14c6

Brian Singer - Petitioner

Dear Ms. Paige:

Please be advised that an appeal of the above referenced case was filed in this office on June 1, 1998 by Peter Max Zimmerman and Carole S. Demilio on behalf of People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,

Arnold Jablon Director

AJ:rye

c: People's Counsel

## APPEAL

Petition for Administrative Variance SE/S Rosewick Avenue, 41' NE of the c/l of 31<sup>st</sup> Street (1514 Rosewick Avenue) 14<sup>th</sup> Election District — 6<sup>th</sup> Councilmanic District Brian Singer - Petitioner Case Number: 98-387-A

Petition for Administrative Variance

**Description of Property** 

Certificate of Posting

**Zoning Advisory Committee Comments** 

Entry of Appearance of People's Counsel

Petitioners' Exhibits: 1 – Site Plan to Accompany Zoning Petition

Three Photographs not Marked as Exhibits

Letter with attachments from Nancy E. Paige, Esquire to Arnold Jablon, Director of Permits and Development Management, dated May 11, 1998

Deputy Zoning Commissioner's Order dated May 14, 1998 (Granted)

Notice of Appeal received on June 1, 1998 from Peter Max Zimmerman and Carole S. Demilio on behalf of People's Counsel

c: Nancy E. Paige, Esquire, 233 E. Redwood Street, Baltimore, MD 21202 Mr. Brian Singer, 1514 Rosewick Avenue, Baltimore, MD 21237 People's Counsel of Baltimore County, MS #2010 Timothy Kotroco, Deputy Zoning Commissioner Arnold Jablon, Director of PDM

LAW OFFICES GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER, LLC THE GARRETT BUILDING 233 EAST REDWOOD STREET BALTIMORE, MARYLAND 21202-3332 410-576-4000 Telex 908041 BAL Fax 410-576-4246 NANCY E. PAIGE 410-576-4294 npaige@gfrlaw.com May 11, 1998 Via FedEx Mr. Arnold Jablon Department of Permits and Development Management County Office Building, Room 109 111 W. Chesapeake Avenue Baltimore, Maryland 21204 RE: Case No.: 98-387-A 1514 Rosewick Avenue Administrative Variance Dear Arnold: I am enclosing petitions circulated by the neighbors of Brain Singer, who owns the property which is the subject of the referenced request for Administrative Variance. These petitions support the requested variance. There are many commercial vehicles of various types parked from time to time on residential lots in this neighborhood and Mr. Singer assumed when he bought his house and his truck that he would be able to do likewise. With that view, he sold his car and invested all of his available funds in the truck and a heavy duty concrete pad which he and his neighbor share. In view of the support of Mr. Singer's immediate neighbors, I would hope that the variance would be granted. If any further information is required, I would appreciate if you would contact me. Very truly yours, Nancy E. Paige encls. Jablon.ltr PDM

Brian Singer 1514 Rosewick Avenue Baltimore, MD 21237

Dear Brian:

We understand you are getting some unfavorable reactions to the tractor that sits in your driveway. Brian, you have always kept your property neat and clean in the summer and shoveled your sidewalks in the winter. There is never any rowdiness or loud parties at your house. In other words, you are a model neighbor and we would like to take this opportunity to let you know that we support you in your effort to keep your tractor in your driveway.

In our many years of living in this neighborhood, we have seen our share of neighbors who had loud parties, didn't take care of their property and were just a nuisance to the neighborhood. The fact that you keep a tractor in your driveway in order to earn a living and pay your county taxes should be of no concern to anyone in the neighborhood.

If there is anything we can do to help you in your efforts to continue parking your tractor in your driveway, we would be happy to do so.

Signed,

Address: 1515 Posseuch ave Plan

Address: 15/14 to swick de. Address: 1525 Rosewick Av. 21287



98.387-A




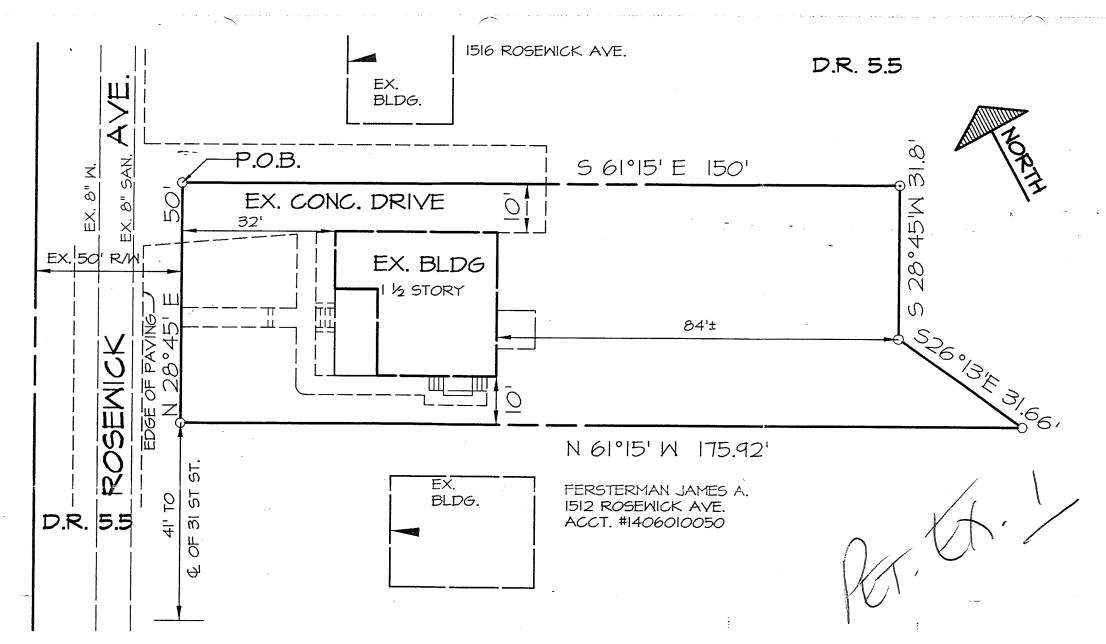
98-387-A

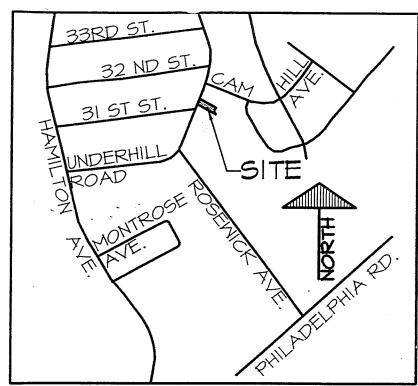


98-381-A









## VICINITY MAP

#### SITE DATA:

GROSS SITE AREA: 7,735#±= 0.18 AC.±
NET SITE AREA: 0.18 AC.±
EXISTING USE: RESIDENTIAL DWELLING
PROPOSED USE: SAME
EXISTING ZONING: D.R.5.5

#### NOTES:

- \* THERE IS NO PREVIOUS ZONING CASE ON THIS SITE.
- \* THERE IS NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE PIPE SYSTEMS, OR IOO YEAR FLOOD PLAIN ON OR WITHIN 50' OF THE PROPERTY.

### VARIANCE REQUESTED:

15

SECTION 431B, TO PERMIT SHORT TERM PARKING ON ONE COMMERCIAL VEHICLE IN EXCESS OF 10,000 POUNDS GROSS VEHICLE WEIGHT ON A RESIDENTIAL LOT.

#### PREPARED BY:



#### OWNER/DEVELOPER:

BRIAN L. SINGER
1514 ROSEWICK AVENUE
BALTIMORE, MD 21237
410-576-4294
ACCT. #1401074200

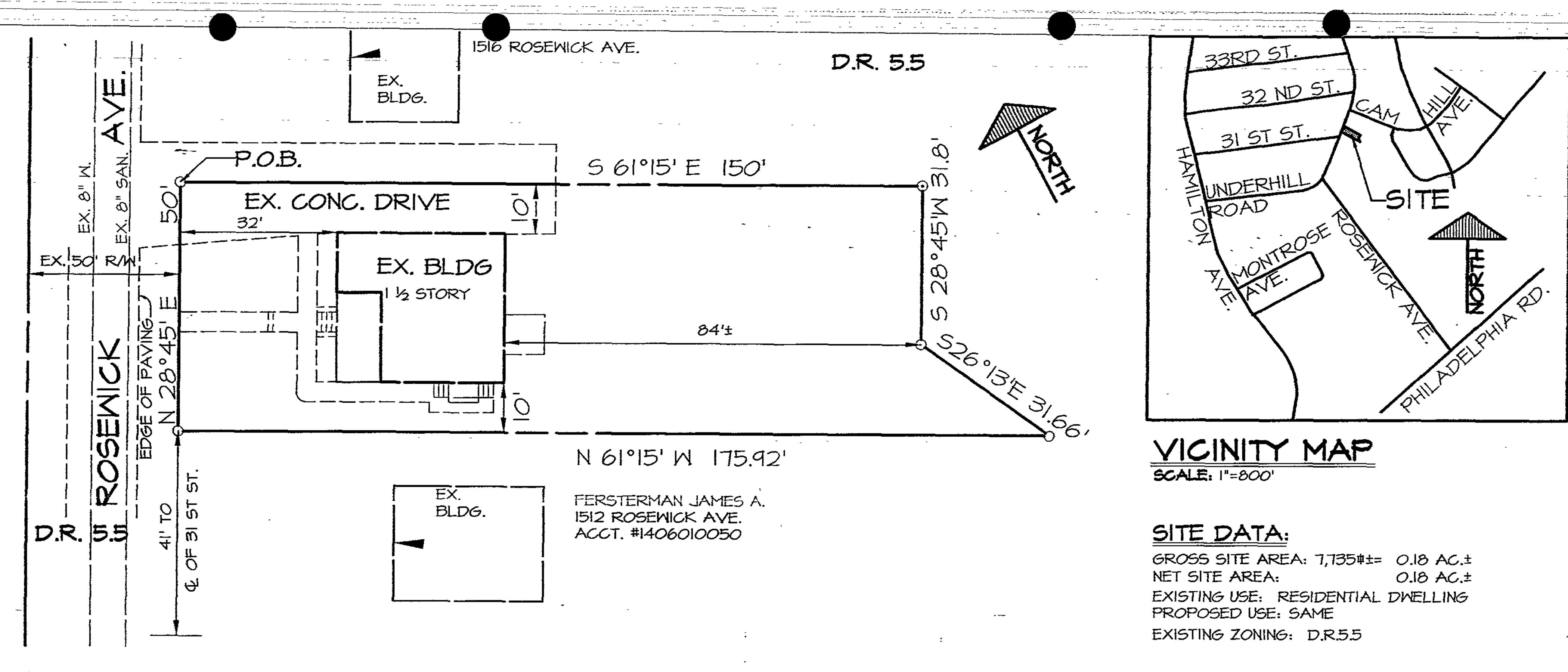
DATE: 4/6/98 SCALE: |"=20' 98-381-A

SITE PLAN TO ACCOMPANY
ZONING PETITION

### ROSEWICK GARDENS @

1514 ROSEWICK AVENUE

TAX MAP #89, GRID #22, PARCEL 597, LOT #88
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 6
BALTIMORE COUNTY, MD
#387



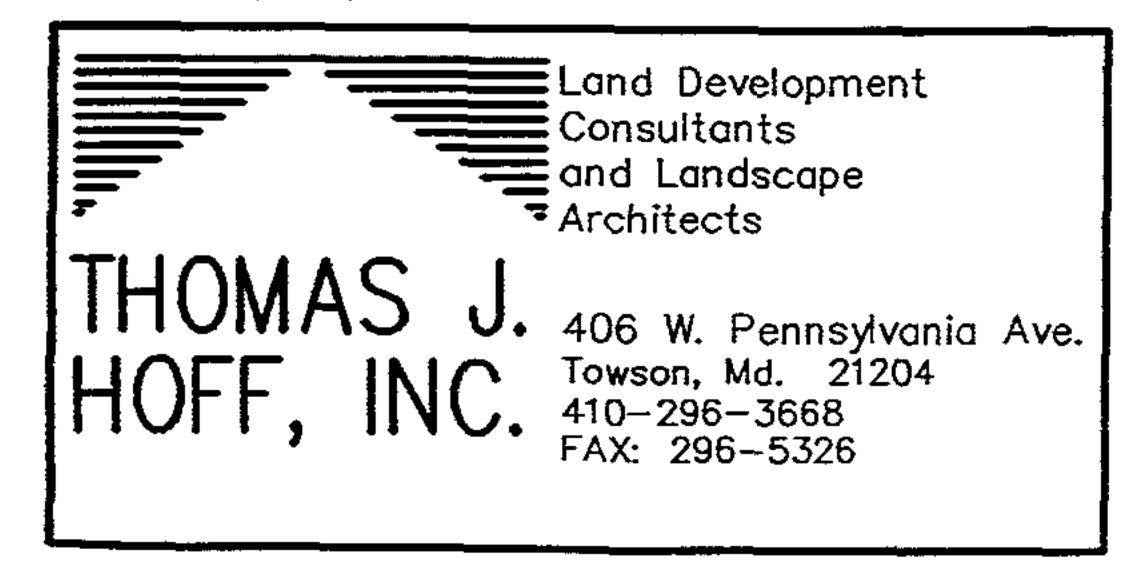
## NOTES:

- \* THERE IS NO PREVIOUS ZONING CASE ON THIS SITE.
- \* THERE IS NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE PIPE SYSTEMS, OR 100 YEAR FLOOD PLAIN ON OR WITHIN 50' OF THE PROPERTY.

## VARIANCE REQUESTED:

SECTION 431B, TO PERMIT SHORT TERM PARKING ON ONE COMMERCIAL VEHICLE IN EXCESS OF 10,000 POUNDS GROSS VEHICLE WEIGHT ON A RESIDENTIAL LOT.

PREPARED BY:



## OWNER/DEVELOPER:

BRIAN L. SINGER
1514 ROSEWICK AVENUE
BALTIMORE, MD 21237
410-576-4294
ACCT. #1401074200

DATE: 4/6/98 SCALE: 1"=20' 98.387-A

SITE PLAN TO ACCOMPANY
ZONING PETITION

# ROSENICK GARDENS @

1514 ROSEWICK AVENUE

TAX MAP #89, GRID #22, PARCEL 597, LOT #88
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 6
BALTIMORE COUNTY, MD
# 387