IN THE MATTER OF BEFORE THE THE APPLICATION OF GREG LEE CANATELLA AND PAUL LEE **BOARD OF APPEALS** CANATELLA – LEGAL OWNERS FOR ZONING RECLASSIFICATION ON PROPERTY * OF LOCATED ON THE NWC CARROLL ISLAND ROAD & BOWLEYS QUARTERS ROAD **BALTIMORE COUNTY** (123 CARROLL ISLAND ROAD) Case No. R-99-410 15TH ELECTION DISTRICT (Cycle V, 1999) 5TH COUNCILMANIC DISTRICT

ORDER OF DISMISSAL OF PETITION

This case came to the Board on a Petition for Reclassification filed by Greg Lee Canatella and Paul Lee Canatella, Legal Owners /Petitioners, for zoning reclassification on property located on the northwest corner of Carroll Island Road and Bowleys Quarters Road known as 123 Carroll Island Road in the Fifteenth Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

WHEREAS, no further action has been taken in this matter since a continuance was granted on September 23, 1999,

IT IS, THEREFORE, this 2/st day of Mound 2003, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. R-99-410 be and the same is declared moot, and the Petition **DISMISSED**.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Zawrence M. Stahi, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

November 21, 2003

Mr. Greg Lee Canatella Mr. Paul Lee Canatella 210-G Carroll Island Road Baltimore, MD 21220

RE: In the Matter of: Greg Lee Canatella and Paul Lee Canatella Case No. R-99-410 / Order of Dismissal of Petition

Dear Messrs. Canatella:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Hathlew C. Branco/try
Kathleen C. Bianco

Administrator

Enclosure

c: Tom Lehner /Bowleys Quarters Imp. Assn.
Carol Saffron-Brinks, Esquire
/Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Timothy M. Kotroco, Director /PDM



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

August 26, 1999

Mr. Greg Lee Canatella 102G Carroll Island Road Baltimore, MD 21220

RE: In the Matter of Greg Lee Canatella and Paul Lee Canatella -Petitioners Case No. R-99-410 /Continuance

Dear Mr. Canatella:

This letter will confirm our telephone conversation this date regarding the subject reclassification petition scheduled for hearing on September 23, 1999.

Pursuant to your request, this matter will be opened and continued on the record on September 23rd. No testimony or evidence will be presented at that time, and the case will be rescheduled for hearing on the merits only upon request. We have also been advised by Peter Max Zimmerman, People's Counsel for Baltimore County, that he has no objection to this request.

By copy of this letter, all parties indicated have been advised that Case No. R-99-410 will be continued on the record on the scheduled date of September 23, 1999.

Very truly yours, Karam C. Beance

Kathleen C. Bianco Administrator

CC: Mr. Paul Lee Canatella
Robert A. Hoffman, Esquire
James Earl Kraft /Board of Education
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Jeffrey Long
Lawrence E. Schmidt /Z.C.
W. Carl Richards /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney





Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property I	ocated at 123 Carroll	Teland Road	
which is	presently zoned/districted	d C.B.	······································
This Petition shall be filed with the Department of Peowner(s) of the property situate in Baltimore County and wade a part hereof, hereby petition: (1) that the zoning pursuant to the zoning law of Baltimore County for	rmits and Development Mai	nagement. The	undersigned, leg
pursuant to the zoning law of Baltimore County from a reasons given in the attached and (2) for a Special Except herein described property for	<u>CB</u> zone/district to a tion under the zoning regulation	BL or ML zo	one/district, for the County, to use the
and (3) for the reasons given in the attached statement, a Baltimore County:	Variance from the following so	ections of the zo	ning regulations
		<u>~</u>	·
		1	

			-
Property is to be posted and advertised as prescribed by the I, or we, agree to pay expenses of above petition(s), advertising	2 zoning regulations	4 4	-
I, or we, agree to pay expenses of above petition(s), advertising zoning regulations and restrictions of Baltimore County adopted p	g, posting, etc. and further agre	e to and are to-	e bounded by the
	and duty to the Zonning ISM for Bal	umore County.	•
	I/We do solemnly declare perjury, that I/we are the least the subject of this Petitic	BRSI RWAARAL AA 👀	the penalties of e property which
Contract Purchaser/Lessee:	Legal Owner(s):	<i>3</i> 11.	
Name - Type or Print	Greg_Lee Canate	11a	
	Name Type or Print	CARD	<u> </u>
Signature	Signature Manual	rlella)	
Address	Paul Lee Canate	ella	
Telephone No.	Name - Type or Print		7
City State Zip Code	fraul (ancolel	LO .
Attorney For Petitioner:	Signature		· · · · · · · · · · · · · · · · · · ·
	201G Carroll Isla	and Road 4]	0-335-5377
Name - Type or Print	Baltimore	MD	Telephone No. 21220
	City	State	Zip Code
Signature	Representative to be	Contacted:	
Company	same as above		<u></u>
Address	<u></u>		
Telephone No.	Address		Telephone No.
City State Zip Code	City		
REV 9/18/98	∵ ity	State	Zip Code

R-99-410



Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property lo	cated at 123 Carr	coll Island Road	i
which is	presently zoned/distr	icted C.B.	<u></u>
This Petition shall be filed with the Department of Perowner(s) of the property situate in Baltimore County and we made a part hereof, hereby petition: (1) that the zoning pursuant to the zoning law of Baltimore County for	mits and Development	t Management. Th	e undersigned, le attached hereto a
pursuant to the zoning law of Baltimore County from a reasons given in the attached and (2) for a Special Except herein described property for	CB zone/district	to a <u>BL</u> or ML;	zone/district, for the
neren described property for	The contract of the contract o	tarenous of Daintibi	e County, to use t
and (3) for the reasons given in the attached statement, a N	/ariance from the follows	·	_
Baltimore County:	anance nout the followi	ng sections of the z	V →
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			L
•			49444444 F
Property is to be a set of a set of a			
Property is to be posted and advertised as prescribed by the i, or we, agree to pay expenses of above petition(s), advertising zoning regulations and restrictions of Baltimore County adopted property.	zoning regulations.		
Contract Purchaser/Lessee;	i/We do solemnly dec perjury, that I/we are is the subject of this I Legal Owner(s):	rne legal owner(s) of a Petition.	r the penalties of the property which
Name - Type or Print	Greg_Lee Car	natella	
- type of Finit	Name - Type or Print	7 (
Signature	Signature	malillo	
	Paul Lee Ca	natolla	· · · · · · · · · · · · · · · · · · ·
Address Telephone No.	Name - Type or Print		<u></u>
City State Zio Code		am XX	
—p +040	Signature (
Attorney For Petitioner:	<u>201G Carroll</u>	Island Road	10-335-5377
	Address		Telephone No.
Name - Type or Print	Baltimore	MD	21220
-	City	State	Zip Code
Signature	Representative to	be Contacted:	
Company	same as abo	ve	
	Name		· ···· · · · · · · · · · · · · · · · ·
Address Telephone No.	Address		Telephone No.
City State Zip Code	City		
REV 9/18/98	City	State	Zip Code

R-99-410



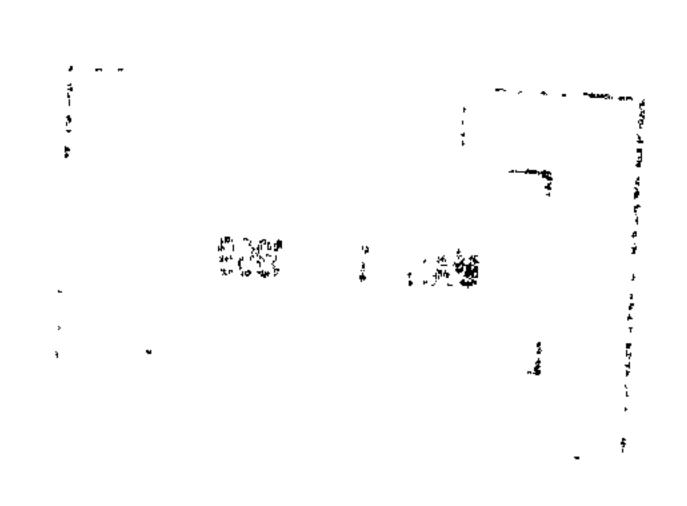
ZONING DESCRIPTION 1.954 Acre Tract of Land Northwest Corner of Carroll Island Road and Bowleys Quarters Road Election District 15 Baltimore County, Maryland

This description is for the purpose of reclassification of a portion of the property from "CB" to "ML"

BEGINNING FOR THE SAME at or near the center line of Carroll Island Road and its intersection with the centerline of Bowleys Quarters Road; thence leaving said point of beginning and running in a northwesterly direction in the bed of Carroll Island Road the two following courses and distances (1) North 76° 41 minutes 31 seconds West 189.00 feet and (2) North 77° 45 minutes 12 seconds West 5.34 feet t a point, thence leaving said roadway and running in a northeasterly direction (3) North 15° 08 minutes 29 seconds East 443.70 feet to a point; thence (4) South 75° 26 minutes 13 seconds East 168.71 feet to a point in the roadway of Bowleys Quarters Road; thence running in said road (5) South 11° 48 minutes 48 seconds West 439.83 feet to the point of beginning.

CONTAINING 1.954 acres of land, more or less.

Saving and excepting from this description that portion of the land currently zoned "DR 3.5" as shown on the Baltimore County Zoning Map "NE 4-K" and comprising approximately 0.22 acres of land, more or less.



BALTIMORE COUNTY, MARYLA OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT BALTIMORE COUNTY, MARYLA No. 063029	
DATE 3/1/99 ACCOUNT 001-6/18/ AMOUNT \$535.00	TAGI/1999 3/01/1999 11:70:47 REG WSOS CASHIER LSMI LKS DPAWER S MISCELLANDES CASH RECEIPT RECeipt # 098666 (FILE) CH NO. 063029
RECEIVED BAYSIDE MARINE SERVICE PROM: DOBLASE MEDIDO	Baltimore County- Naryland
SIGN - \$3500 R.9	9-410

CASHIER'S VALIDATION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

TO: ESSEX TIMES

September 2, 1999 Issue – Essex Times

Please forward billing to:

Greg & Paul Canatella 201G Carroll Island Road Baltimore, MD 21220 410-335-5377

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-99-410 123 Carroll Island Road

NWC Carroll Island Road & Bowleys Quarters Road

15th Election District – 5th Councilmanic District

Legal Owner: Greg Lee Canatella & Paul Lee Canatella

Reclassification of the property from C.B. to B.L. or M.L.

HEARING: Thursday, September 23, 1999 at 10:00 a.m. in Room 48 of the Old

Courthouse, 400 Washington Avenue

Charles L. Marks

Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

TO: PATUXENT PUBLISHING COMPANY September 2, 1999 Issue - Jeffersonian

Please forward billing to:

Greg & Paul Canatella 201G Carroll Island Road Baltimore, MD 21220 410-335-5377

NOTICE OF ZONING RECLASSIFICATION HEARING

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Courthouse, 400 Washington Avenue

Charles L. Marks

Charles Marks/son

Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.



County Board of Appeals of Baltimore County

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

August 24, 1999

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-99-410
123 Carroll Island Road
NWC Carroll Island Road & Bowleys Quarters Road
15th Election District – 5th Councilmanic District
Legal Owner: Greg Lee Canatella & Paul Lee Canatella

Reclassification of the property from C.B. to B.L. or M.L.

HEARING: Thursday, September 23, 1999 at 10:00 a.m. in Room 48 of the Old

Courthouse, 400 Washington Avenue

Charles L. Marks Chairman

c: Greg & Paul Canatella

Charles Marks Scj

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.





Baltimore County -2 PM 5: 19 Planning Board

401 Bosley Avenue Towson, Maryland 21204 (410) 887-3495 Fax: (410) 887-5862

July 26, 1999

Charles L. Marks, Chairman County Board of Appeals Court House Towson, MD 21204

Dear Mr. Marks:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle V, 1999.

After discussion in the Board's meeting on June 17, 1999, the report was adopted by the Planning Board in its meeting on July 22, 1999, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Oct Celler

Arnold F. 'Pat' Keller, III

Secretary

AFK:TD:jw

Enclosure

c: John Wasilisin, Administrative Officer Peter Max Zimmerman, People's Counsel



S \ADMIN\JOYCE\CycleV doc

Printed with Soybean Ink on Recycled Paper

Report by the Baltimore County Planning Board to the Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

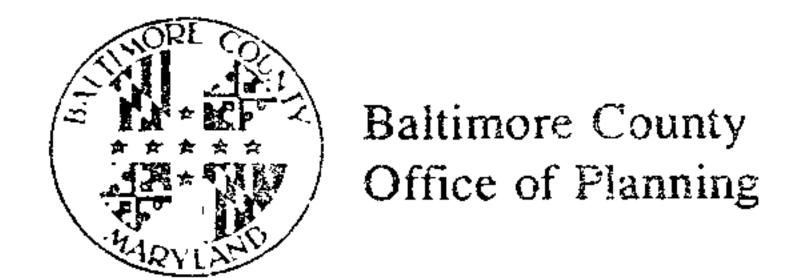
Cycle V, 1999

July 22, 1999



TABLE OF CONTENTS

Letter to the Baltimore County Planning Board	1
Introduction	2
Recommended Schedule of Hearings	3
Location of Properties Under Petition-Map	4
Source Material	5
Item No. 1 (R-99-409)	6
Item No. 2 (R-99-410)	10
Item No. 3 (CR-99-411)	13



401 Bosley Avenue:
Towson, Marylane 21701
(410) 887-3211

Fax: (410) 887-5862

May 28, 1999

Members
Baltimore County Planning Board

Re: Reclassification Petitions

Dear Members of the Baltimore County Planning Board:

In the current cycle, the Baltimore County Board of Appeals accepted three zoning reclassification petitions. In compliance with the Baltimore County Code, recommendations on the petitions are submitted in the attached report.

The Planning Board is scheduled to review the petitions on June 17, 1999, and to make final recommendations on July 22, 1999. The Planning Board's report must be submitted to the Baltimore County Board of Appeals no later than July 30, 1999.

The Board of Appeals has tentativley scheduled hearings on these petitions and will advertise these hearings as required. Hearings are set to take place on September 8, 1999 (Case No. 1. 93, 409), September 23, 1999 (Case No. R-99-411) and September 29, 1999 (Case No. CR-99-411).

Sincerely,

Jeffeld 1/P/

Amold F. 'Pat' Keller, III

Director

AFK:JL:kma

Introduction

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- 1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The planning staff has reviewed the three petitions in the current cycle, and the following pages constitute the Office of Planning staff's analysis and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan, and a review of the 1996 Comprehensive Zoning Map Process. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering and Transportation Planning.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356 (j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356 (k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 8, 1996] was established in error."

PETITIONS FOR RECLASSIFICATION CYCLE V

Assigned Hearing Dates County Board of Appeals

Week of September 6, 1999

Case No. R-99-409

Bare Hills Associates, Callahan Investors Inc. and Callahan Family, LP Wednesday, September 8, 1999

Week of September 20, 1999

Case No. R-99-410

Greg Lee Canatella and Paul Lee Canatella

Thursday, September 23, 1999

Week of September 27, 1999

Case No. CR-99-411

Vandermast Joint Venture

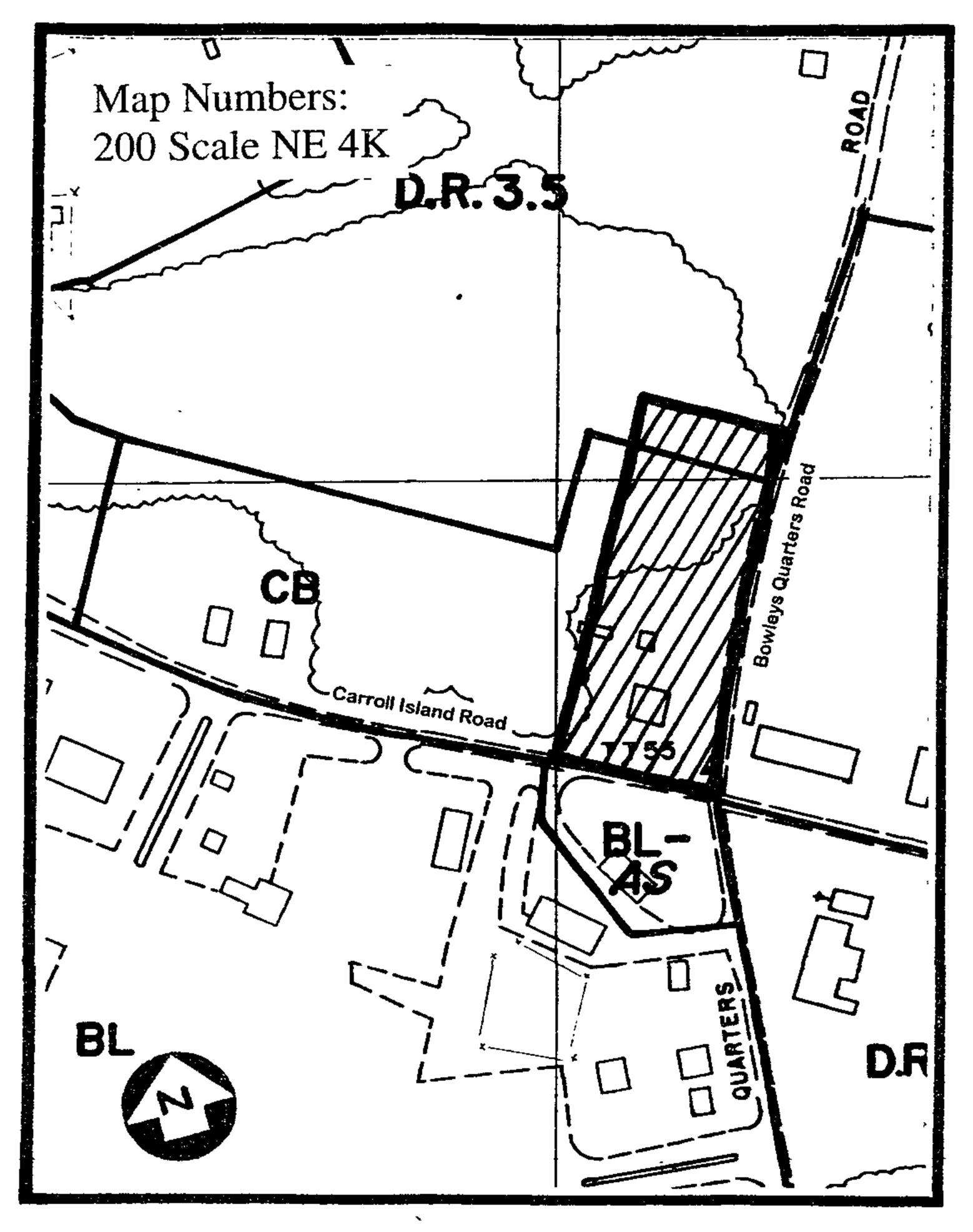
Wednesday, September 29, 1999

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE V --- APRIL 1999 - OCTOBER 1999 **EXISTING ZONING CLASSIFICATIONS** Resource Conservation-agriculture R.C.2 Resource Conservation-deferral of planning and development R.C.3 Resource Conservation-watershed protection R.C.4 Resource Conservation-rural residential R.C.5 Resource Conservation-critical area R.C.20 Resource Conservation-critical area agricultural R.C.50 Resource Conservation-commercial R.C.C. Density Residential, 1.0 dwelling unit per acre DR1 Density Residential, 2.0 dwelling units per scre-D.R.2 Density Residential, 3.5 dwelling units per scre D.R.3.5 Density Residential, 5.5 dwelling units per acre D.R.5.5 D.R.10.5 Density Residential, 10.5 dwelling units per acra Density Residential, 18.0 density units per acre D.R.16 COUNTY Residential, 40.0 density units per acre RAE1 Residential, 80.0 density units per acre RAE2 Residential-Office, 5.5 dwelling units per acre R-O Residential-Office, Class A office R-O-A CARROL L Office Building Residential OR-1 B.L.R. Business Local Restricted Office Building-Residential OR-2 Business, Local 8.L. Office Park 0-3 Office and Technology B.M. Business, Major Q.T. **NORTHERN SECTOR** Business, Roadside Service Employment Manufacturing, Restricted Business Mantime Marina 8.M.M. M.L.R. Manufacturing, Light, Restricts Business Martime Bostyard B.M.B. Manufacturing, Light B.M.Y.C. Business Markine Yacht Club M.L Community Business Manufacturing, Heavy M.H. C.B. SWEETAIR SHAWAN **WESTERN SECTOR** SECURITY BLYD א סי BALTIMORE CITY COUNTY ANNE ARUNDEL COUNTY BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW

SOURCE MATERIAL

Recommendations for the two petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Map adopted by the County Council on October 8, 1996;
- 2. Capital Budget and 5-Year Capital Program;
- 3. Zoning Plans Advisory Committee comments;
- 4. Discussions with other governmental agencies;
- 5. Field inspections of subject sites; and
- 6. Baltimore County Master Plan.



ITEM NUMBER 2 Location of Property Under Petition

Scale: 1"= 200'

CASE NO. R-99-410

PETITIONER:

Legal owners: Greg Lee Canatella and Paul Lee Canatella

REQUESTED ACTION:

Reclassification to BL (Business Local) or ML (Manufacturing Light)

EXISTING ZONING:

CB (Community Business) & DR 3.5

LOCATION:

123 Carroll Island Road, Northwest Corner of Carroll Island Road and Bowleys Quarter Road

AREA OF SITE:

1.73 acres

ZONING OF ADJACENT PROPERTY/USE:

North:

DR 3.5

Unimproved

South:

BL

Commercial/Shopping Center

East:

ML

Boatyard

West:

 \mathbf{CB}

Unimproved

SITE DESCRIPTION:

This currently unimproved site is split zoned CB (1.73 acres) and DR 3.5 (.22 acres).

WATER AND SEWERAGE:

The area is served by public water and sewer and is designated W-1, S-1 (existing service area) on the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

The property has direct access to Carroll Island Road and Bowleys Quarters Road, minor arterial roads.

ZONING HISTORY:

ZONING HISTORY:

The property had been zoned BR-CSA (Commercial Supporting Area) since 1971. In 1993, Bill No. 172 replaced the CSA overlay district designation with the AS (Automotive Service) overlay district designation. This action was a countywide effort and was, therefore, not unique to the subject site. The subject parcel was reviewed as part of the 1996 Comprehensive Zoning Map Process (see Issue No. 5-069). As a result of that issue, the County Council rezoned the property from BR-AS to CB.

MASTER PLAN/COMMUNITY PLAN:

The site is located within the area of the Bowleys Quarters Community Action Plan, which was adopted by the Council Council on November 2, 1992. While the plan does not specifically address this particular site, it does promote the importance of enhancing the community's image. In fact, the application of CB zoning is appropriate because the zone includes performance standards that assure high quality commercial development.

PROPOSED vs. EXISTING ZONING:

The use regulations for the CB and BR zones are found in Sections 229.4 and 230, respectively, of the Baltimore County Zoning Regulations. The AS district regulations may be found in Section 405 of the BCZR.

The CB zone permits commercial development that serves the daily shopping and service needs of nearby residents. The CB zone is restrictive and it is anticipated that the zone will be applied to small parcels of land. Stringent performance standards are designed to create quality commercial development that is compatible with nearby residential uses.

The BR zone allows a wide range of uses in addition to those uses permitted in the BM zone. Density is regulated by a floor area ratio of 2.0; however, density is realistically limited by parking requirements and economic constraints.

OFFICE OF PLANNING RECOMMENDATION:

This office recommends the existing CB zoning be retained.

MISTAKE/CHANGE/ERROR:

Based upon the information provided and analysis conducted, the staff can find no justification to indicate that the property's zoning classification is in error.

TO: PATUXENT PUBLISHING COMPANY August 12, 1999 Issue - Jeffersonian Half-Page Ad

Advertising costs should be divided between all petitioners.

Please forward billing to:

R-99-409 Barbara Ormord

410-494-6201

210 Allegheny Avenue

Towson, MD 21204

R-99-410 Greg & Paul Canatella

410-335-5377

201G Carroll Island Road Baltimore, MD 21220

CR-99-411 Morris & Ritchie Associates, Inc.

410-821-1690

110 West Road

Suite 245

Towson, MD 21204

NEWSPAPER AD MUST BE HALF-PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE V (APRIL 1999 – OCTOBER 1999) AND CORRECT MAP.

PLEASE FORWARD A CONTACT POSITIVE PRINT TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS/SOPHIA JENNINGS).

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER CARL RICHARDS OR SOPHIA JENNINGS IN ZONING REVIEW AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL 1999 – OCTOBER 1999 ZONING RECLASSIFICATION CYCLE V

BY ORDER OF
CHARLES L. MARKS, CHAIRMAN, BALTIMORE COUNTY BOARD OF
APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

ACCEPTED OR FILING BY BALTIMORE COUNT SOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE V APRIL 1999 – OCTOBER 1999

WESTERN SECTOR

<u> ITEM #1</u>

Property Owner: Bare Hills Associates & Callahan Investors, Inc. & Callahan Family Limited

Partnership

Case No./Hearing Date:

R-99-409; Wednesday, September 8, 1999 at 10:00 a.m.

Contract Purchaser:

MIE Acquisition, Inc.

Location:

S/end Clarkview Road, approximately 1250' S of Falls Road; also W/S Falls Road,

600' S of Hollins Lane

Existing Zoning:

M.L.R. & D.R.-3.5

Election District:
Councilmanic District:

3rd 2nd

Acres:

M.L.R. - 3.67; M.L. - 17.4

Proposed Zoning:

M.L.R. & M.L.

Attorney:

Robert A. Hoffman

Misc.:

Open Plan

NORTHERN SECTOR

No Petitions Were Filed In This Sector

CENTRAL SECTOR

No Petitions Were Filed In This Sector

EASTERN SECTOR

<u>ITEM #2</u>

Property Owner:

Greg Lee Canatella & Paul Lee Canatella

Case No./Hearing Date:

R-99-410; Thursday, September 23, 1999 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NWC Carroll Island Road & Bowleys Quarters Road (123 Carroll Island Road)

Existing Zoning: Election District:

15th

C.B.

Councilmanic District: Acres:

5th 1.733

N/A

Proposed Zoning:

B.L. or M.L.

Attorney: Misc.:

Open Plan; Critical Area

ITEM #3

Property Owner:

Vandermast Joint Venture

Case No./Hearing Date:

CR-99-411; Wednesday, September 29, 1999 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NW/S Holly Neck Road, 500' W of Fantat Road (2209-2341 Vandermast Lane)

Existing Zoning: Election District:

R.C.-20 15th

Councilmanic District:

5th

Acres: Proposed Zoning:

48.42 R.C.-5

Attorney:

C. William Clark

Misc.:

Documented Plan; Critical Area; Floodplain; Prior Zoning Cases #97-567-SPH, 95-

412-SPH

BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE II

WESTERN SECTOR

1. Property Owner: J.F.O. Holding Corporation & Josephine

Owings Grinnings

Case No./Hearing Date: FI-84-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Relaterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: A.O. Election District: 3rd Councilmanic District: 3rd Acres: 5.81 +/- or 5.25 +/-Proposed Zoning: B.L.

NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: A.C.-5 **Election District: 7th** Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R. *

3. Property Owner: The Prosser Company, Inc.

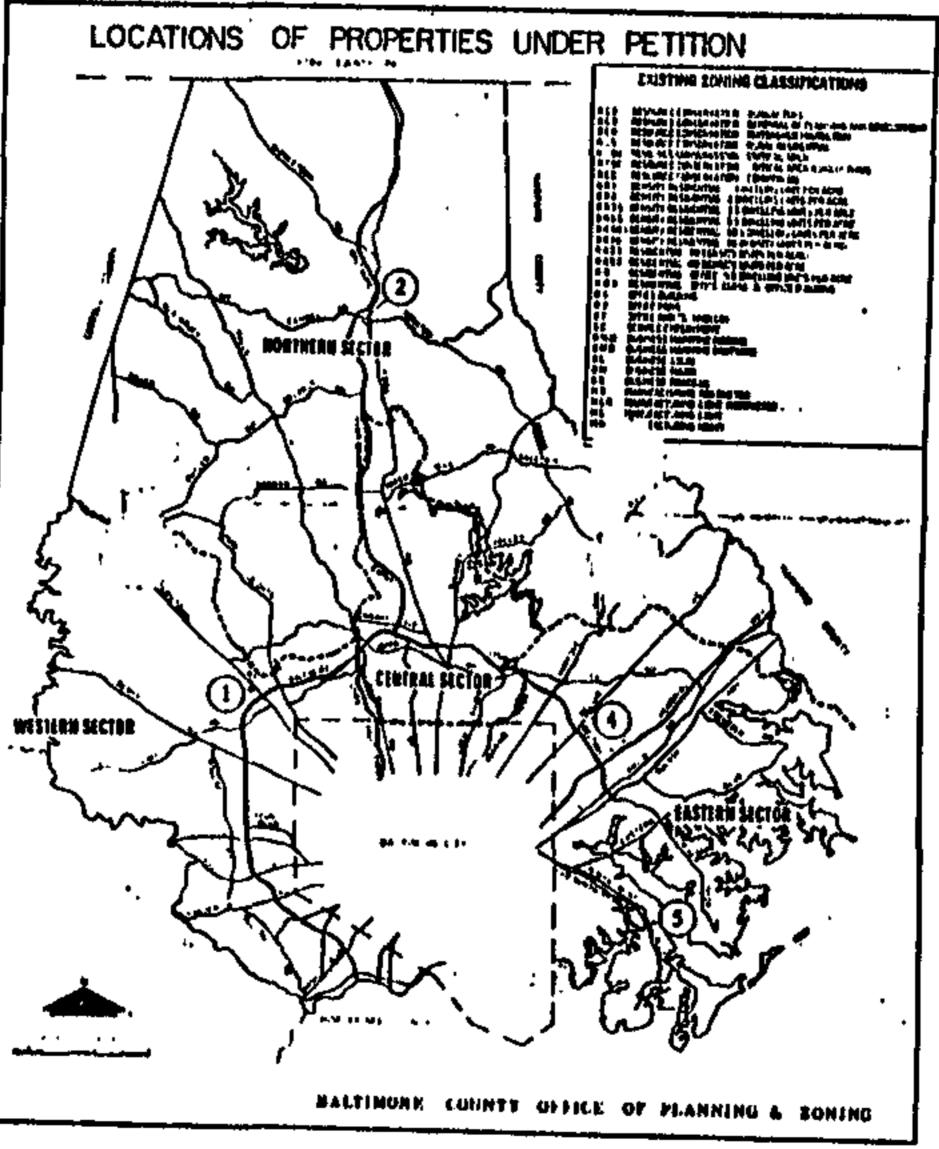
Cantract Purchaser: N/A Location: SE/S Larry Green Pike and NW/S Glen Arm Road

(12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C.-5

Election District: 11th



Councilmanic District: 6th

Acres: 5.2 +/-

Proposed Zoning: M.L.

CENTRAL SECTOR

No Petitions in the Central Sector

EASTERN SECTOR

4. Property Owner: State Highway Administration

Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: While Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh

Boulevard (8204

Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th Councilmanic District: 6th

Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Parinership &

Cignal Development

Corporation

Case No./Hearing Date: FI-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood) Existing Zoning: D.R.-1 Election District: 15th

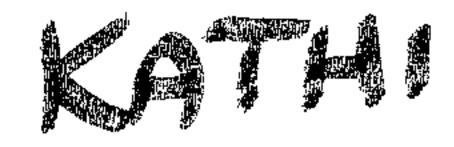
Councilmanic District: 7th Acres: 27.309

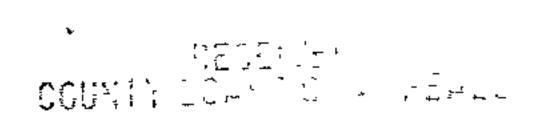
Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING







ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL 1999 – OCTOBER 1999 ZONING RECLASSIFICATION CYCLE V

* Agenda Only

+ Agenda and Petition

& Agenda and Plat

Agenda, Petition and Plat

Distribution:

- Eastmore County Board of Appeals Fearing File (Sophia Jennings)
 - Zoning Commissioner's Office (Lawrence Schmidt); MS #2112
- PDM, Zoning Review Work File (Gwendolyn Stephens)
- PDM, Code Enforcement (Helene Kehring)
- PDM, Building Inspection (Karen Hopkins)
- & PDM, Development Plans Review (Robert W. Bowling)
- Planning Office (Jeffrey Long); *Director (Pat Keller)
- Recreation and Parks (Jean Tansey); MS #52
- DEPRM (Bruce Seeley) 2 plats
- # & * State Highway Administration, Access Permits Division (Michael M. Lenhart)
- PDM, Building Plans Review (Lt. Robert Sauerwald); MS #1102F
- Economic Develop. Commission, Business Develop. (Robert Hannon); MS #2M07
- Highways (Tim Burgess); MS #1003
- Community Conservation (David Fields); MS #1102M
- People's Counsel (Peter Zimmerman); MS #2010 +
- Honorable McIntire, County Council, District 3; MS #2201
- IF CRITICAL AREA, Maryland Office of Planning (Bill Carroll)
- IF FLOODPLAIN, Department of Natural Resources (John Joyce)
- IF FLOODPLAIN, Public Works (David Thomas); MS #1315
- IF FLOODPLAIN, Permits (John Reisinger)
- IF FLOODPLAIN, Code Enforcement (Rick Wisnom)
- IF ELDERLY HOUSING, Community Development; MS #1102M
- IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- ## IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
- IF TOWER, Tower Coordinator, c/o OIT; MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the case number. All comments received will be compiled and included in the zoning/reclassification file for review and consideration by the Board of Appeals during the course of the upcoming reclassification hearing (as referenced on the agenda).

You should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Gwendolyn Stephens.

If you have any questions regarding these zoning reclassifications, please contact either Sophia or Carl at 410-887-3391.

	N FOR ZONING RECLASSIFICATION and Road, NWC Carroll Island Road	*	BEFORE THE
& Bowleys Qua	rters Road, 15th Election District,	*	COUNTY BOARD OF APPEALS
5th Councilman	ic.		
		*	FOR BALTIMORE COUNTY
Legal Owners:	Greg L. Canatella and		
_	Paul L. Canatella	*	
Petition	er(s)	*	Case Number: R-99-410
			Item No. 2, Cycle V, 1999
		*	

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 of other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Otavole S. Domilio

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this <u>O</u> day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to Greg L. Canatella and Paul L. Canatella, 201 G Carroll Island Road, Baltimore, MD 21220, Petitioner(s).

66 APR 22 PH 3:21

PETER MAX ZIMMERMAN



okep-ucr

10 North Park Drive Hunt Valley, MD 21030-1888 (410) 316-7800

Direct Diel Numb

			Direct Diai Number
To: B	ALTIMONE CO.	Date: 2/2	•
P	D. M.	Re: CAR	ROUL FSUAND #01-99035
1	D. M. 11 W. CHESAPEAKE AT WSON MD. 21204	KC1	#01-99035
Attention	WSON MD. 21204		
Attention:	Collect Mannes	•	~~~ · · ·
We are	submitting forwarding	Herewith	Under separate cover
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☐ We req	uest		
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		1001	2000
Remarks:	<u> </u>		
In acco	rdance with your request ir review		For your use
			Please call when ready Please return to this office
☐ For pro☐ Plans re	eviewed and accepted		Approval requested
🔲 Plans re	eviewed and accepted as noted		Conference requested at your
☐ For rev	ision by you		convenience
For fur	ther information, please contact the	writer at this office.	
		Very truly yours,	
		KCI TECHNOLOGIE	ES, INC.
		Ry	n + Harring
oo, Eilaa		- I JAY MOK	7. 170/T-173
cc: Files Enclos	sures	ASSOCIA	TE

MEMORANDUM OF JUSTIFICATION

DATE: February 26, 1999

The subject property is located at the northeast corner of Bowleys Quarters and Carroll Island Road. The property is currently zoned CB (community business) which is intended for locations that are no longer desirable for non-commercial purposes or where the application of any other business zone may prove detrimental to nearby residential properties. Clearly, the location of this property at the busy intersection of Carroll Island and Bowleys Quarters Road across the street from a fuel service station and from Bayside Marine Service Center makes the CB zoning classification inappropriate and thus in error on the 1996 Comprehensive Zoning Map.

Additionally a B.L. or M.L. Zoning classification would be consistent with the surrounding zone and would not be detrimental to any nearby residential property.

For these reasons and for such other reasons as may be presented to the County Board of Appeals, the property should be rezoned from CB to BL or ML.



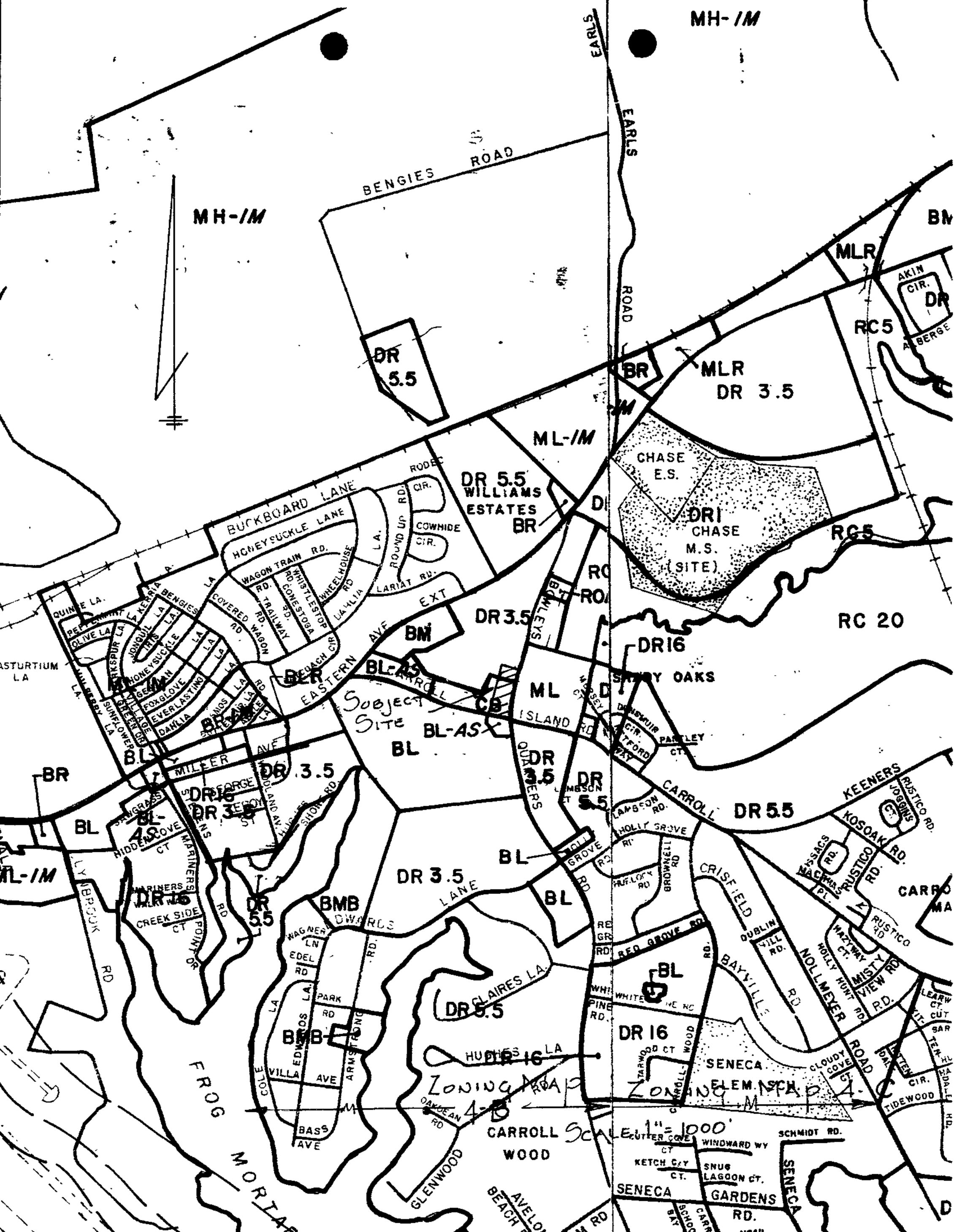
ZONING DESCRIPTION 1.954 Acre Tract of Land Northwest Corner of Carroll Island Road and Bowleys Quarters Road Election District 15 Baltimore County, Maryland

This description is for the purpose of reclassification of a portion of the property from "CB" to "ML"

BEGINNING FOR THE SAME at or near the center line of Carroll Island Road and its intersection with the centerline of Bowleys Quarters Road; thence leaving said point of beginning and running in a northwesterly direction in the bed of Carroll Island Road the two following courses and distances (1) North 76° 41 minutes 31 seconds West 189.00 feet and (2) North 77° 45 minutes 12 seconds West 5.34 feet t a point, thence leaving said roadway and running in a northeasterly direction (3) North 15° 08 minutes 29 seconds East 443.70 feet to a point; thence (4) South 75° 26 minutes 13 seconds East 168.71 feet to a point in the roadway of Bowleys Quarters Road; thence running in said road (5) South 11° 48 minutes 48 seconds West 439.83 feet to the point of beginning.

CONTAINING 1.954 acres of land, more or less.

Saving and excepting from this description that portion of the land currently zoned "DR 3.5" as shown on the Baltimore County Zoning Map "NE 4-K" and comprising approximately 0.22 acres of land, more or less.



CERTIFICATE POSTING

•	RE: Case No.: Resident Residen
	Petitioner/Developer:
	Date of Hearing/Closing:
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
	of perjury that the necessary sign(s) required by law
were posted conspicuously on the propert CARROLL ISLAND & BO	y located at
The sign(s) were posted on	9/9/99 (Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
	GARY C. FREUND
•	(Printed Name)
•	(Address)
	(City, State, Zip Code)
•	(Telephone Number)

authority of the County Charter, Section 602 (e) and Section 603 and the County Code, Section 2-356(d), will hold a

tion 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #R-99-410
123 Carroll Island Road
NWC Carroll Island Road &
Bowleys Quarters Road
15th Election District
5th Councilmanic District
Legal Owner(s): Greg Lee
Canatella & Paul Lee Canatella

Reclassification: of the property from C.B. to B.L. or M.L.

Hearing: Thursday, September 23, 1999 at 10:00 a.m. in Room 48 of the Old Courthouse, 400 Washington Avenue.

CHARLES L. MARKS Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.
(2) FOR INFORMATION CONCERNING, THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

9/026 Sept. 2 C336056

CERTIFICATE OF PUBLICATION

	TOWSON, MD.,	· ,	9/2	, 19 <i>9</i> 9_
THIS IS	TO CERTIFY, tha	t the ann	exed advertis	sement was
	THE JEFFERSONIA			
in Towson, Ba	ltimore County, Md	l., once in	each of	_successive
weeks, the firs	t publication appea	aring on _	9/2	_, 19 <i>99</i> .

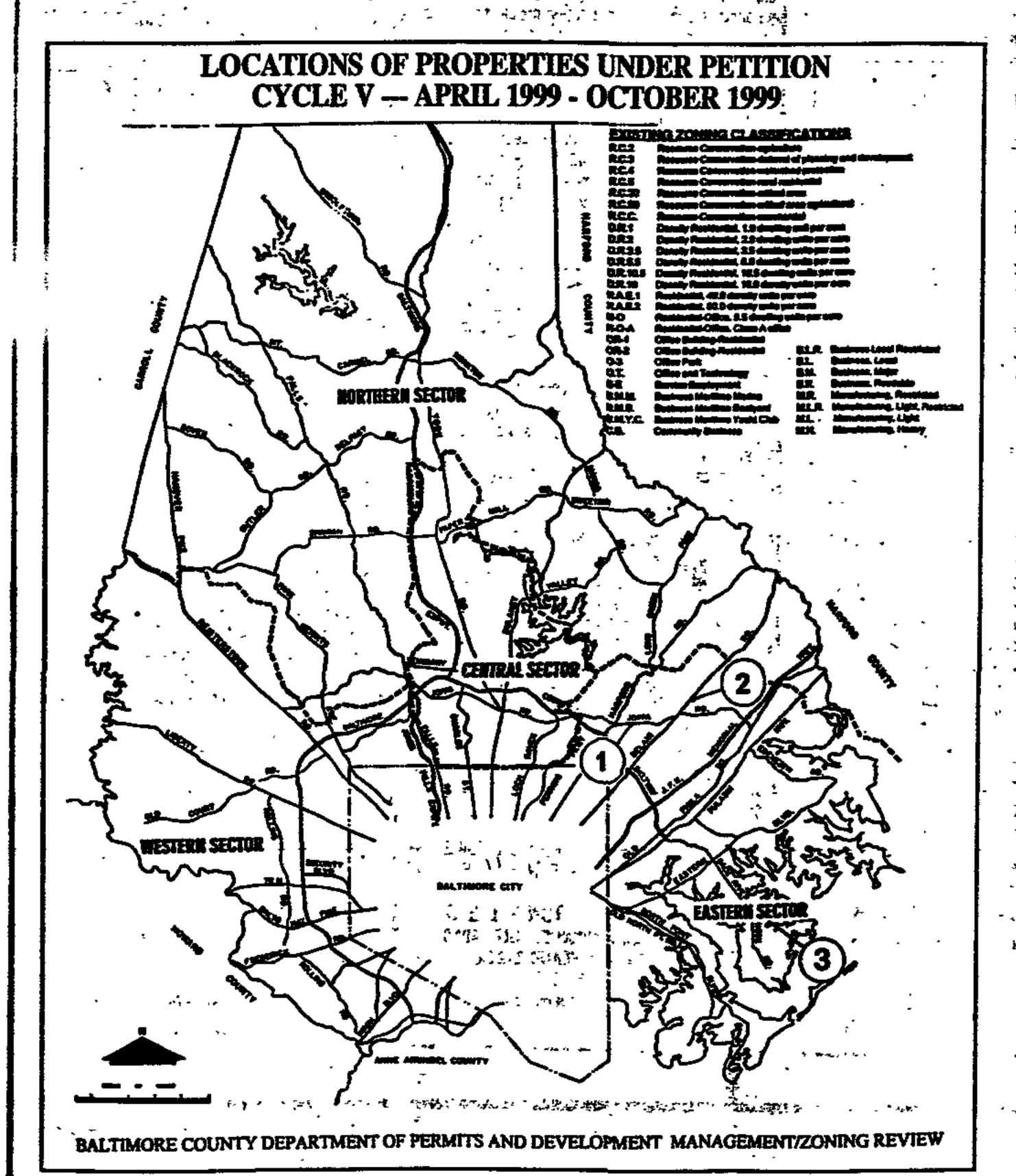
THE JEFFERSONIAN,

). WULLING LEGAL ADVERTISING

BALTIMORE COUNT, MARYLAND

PUBLIC NOTICE

Reclassification & Redistricting Petitions Accepted for Filing by Baltimore County Board of Appeals for the Zoning Reclassification Cycle V --- April 1999 - October 1999



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

S/end Clarkview Road, approximately 1250'S of Falls Road; also W/S Falls Road, 600' S of Hollins Lane

M.L.R. & D.R. -3.5

M.L.R. & M.L. Robert A. Hoffman

NORTHERN SECTOR

No Petitions Were Filed in This Sector No Petitions Were Filed in This Sector

EASTERN SECTOR

Centract Perchaser: Location: Existing Zonlog: Election District: Councilmanic District: Acres:

Proposed Zoning:

Case No./Hearing Date: Contract Purchaser: Location **Election District:**

Attorney:

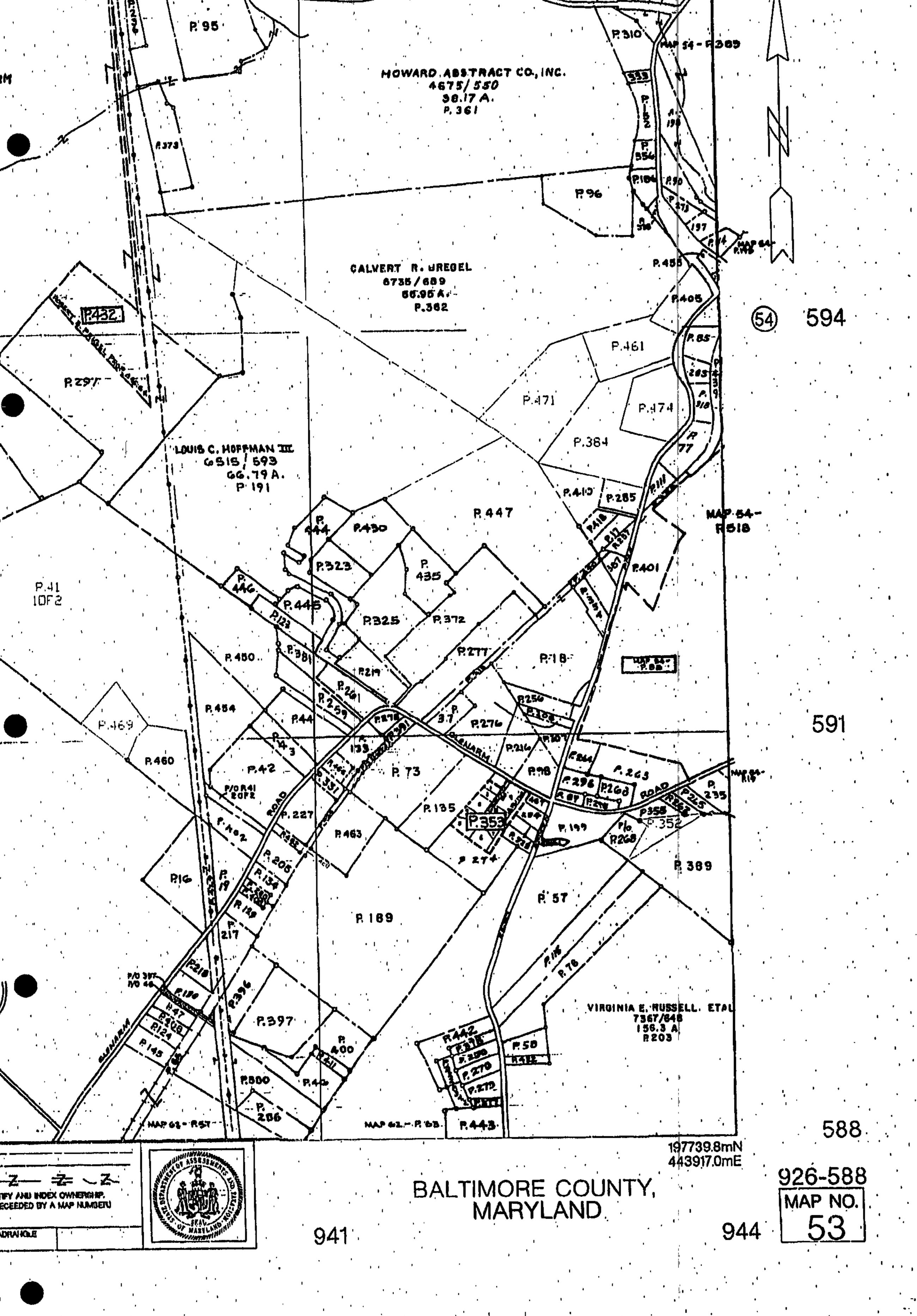
Misc.:

Open Plan; Critical Area

Vandermast Joint Venture

CR-99-411; Wednesday, September 29, 1999 at 10:00 a.m. NW/S Holly Neck Road, 500' W of Fantat Road (2209-2341 Vandermast Lane)

By Order of Charles L. Marks, Chairman, Baltimore County Board of Appeals Arnold F. Keller, III, Director, Office of Planning and Community Conservation



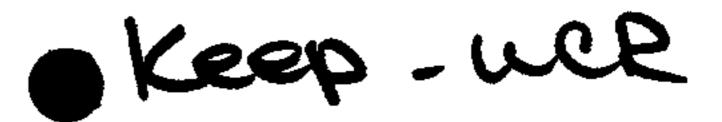
CERTIFICATE OF PUBLICATION

	2117)	ao
TOWSON, MD.,	01)-1	, 19
THIS IS TO CERTIFY, that the a	nnexed adve	ertisement was
published in THE JEFFERSONIAN, a w		
in Towson, Baltimore County, Md., onc	e in each of_	successive
weeks, the first publication appearing (on 8/16	2), 1999.

THE JEFFERSONIAN,

LEGAL ADVERTISING





10 North Park Drive Hunt Valley, MD 21030-1888 (410) 316-7800

BALTIMORE COUNTY PD M III W. CHESAPEAKE AVE. TOWSON MD. 21204 Attention: CARL RICHARDS We are submitting	Date: 2/26/99 Re: CHRROLL KC1#01-	TSLAND 99035
くろく へんひろんとり		
☐ We are forwarding ☐ We are returning ☐ We request	Herewith	Under separate cover
No.	Description	
.16 PRINTS PLAN TO AC RECLASSIFICATION		
7 REDLINED COPIES 7 REDLINED COPIES	200 SCALE 20 1000 SCALE 20	ONING MAP
Remarks:		
In accordance with your request For your review For processing Plans reviewed and accepted Plans reviewed and accepted For revision by you	☐ Please ☐ Appro	call when ready return to this office val requested rence requested at your
For further information, please contact the writer	at this office.	
	7	
	Very truly yours,	**************************************

cc: Files Enclosures RAYMOND J. HADKING ASSOCIATE

ENGINEERS and PLANNERS

R-99-410

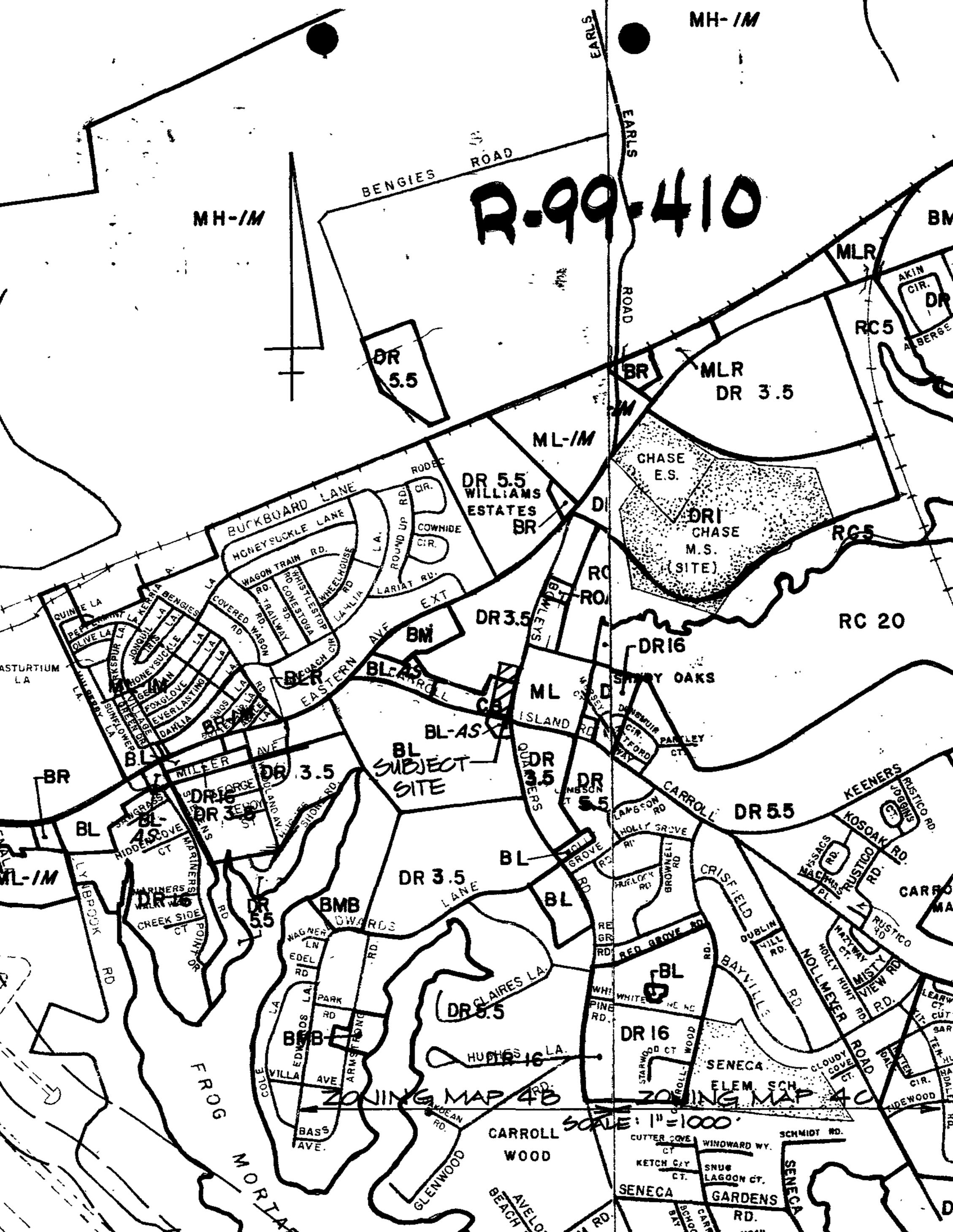
MEMORANDUM OF JUSTIFICATION

DATE: February 26, 1999

The subject property is located at the northeast corner of Bowleys Quarters and Carroll Island Road. The property is currently zoned CB (community business) which is intended for locations that are no longer desirable for non-commercial purposes or where the application of any other business zone may prove detrimental to nearby residential properties. Clearly, the location of this property at the busy intersection of Carroll Island and Bowleys Quarters Road across the street from a fuel service station and from Bayside Marine Service Center makes the CB zoning classification inappropriate and thus in error on the 1996 Comprehensive Zoning Map.

Additionally a B.L. or M.L. Zoning classification would be consistent with the surrounding zone and would not be detrimental to any nearby residential property.

For these reasons and for such other reasons as may be presented to the County Board of Appeals, the property should be rezoned from CB to BL or ML.



TO: Essex Times

August 12, 1999 Issue – Essex Times

Half-Page Ad

Advertising costs should be divided between all petitioners.

Please forward billing to:

R-99-409

Barbara Ormord

210 Allegheny Avenue Towson, MD 21204

R-99-410

Greg & Paul Canatella

201G Carroll Island Road Baltimore, MD 21220

CR-99-411

Morris & Ritchie Associates, Inc.

110 West Road

Suite 245

Towson, MD 21204

2010-494-620ko Pan Musa

410-821-1690

410-335-5377

NEWSPAPER AD MUST BE HALF-PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE V (APRIL 1999 – OCTOBER 1999) AND CORRECT MAP.

PLEASE FORWARD A CONTACT POSITIVE PRINT TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS/SOPHIA JENNINGS).

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER CARL RICHARDS OR SOPHIA JENNINGS IN ZONING REVIEW AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL 1999 – OCTOBER 1999 ZONING RECLASSIFICATION CYCLE V

BY ORDER OF
CHARLES L. MARKS, CHAIRMAN, BALTIMORE COUNTY BOARD OF
APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

ACCEPTED OR FILING BY BALTIMORE COUNT COARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE V **APRIL 1999 – OCTOBER 1999**

WESTERN SECTOR

<u> ITEM #1</u>

Property Owner: Bare Hills Associates & Callahan Investors, Inc. & Callahan Family Limited

Partnership |

Case No./Hearing Date:

R-99-409; Wednesday, September 8, 1999 at 10:00 a.m.

Contract Purchaser.

MIE Acquisition, Inc.

Location:

S/end Clarkview Road, approximately 1250' S of Falls Road; also W/S Falls Road,

600' S of Hollins Lane

Existing Zoning:

M.L.R. & D.R.-3.5

Election District: Councilmanic District:

3rd

2nd

Acres:

M.L.R. - 3.67; M.L. - 17.4

Proposed Zoning:

M.L.R. & M.L.

Attorney:

Misc.:

Robert A. Hoffman

Open Plan

NORTHERN SECTOR

No Petitions Were Filed In This Sector

CENTRAL SECTOR

No Petitions Were Filed In This Sector

EASTERN SECTOR

<u>ITEM #2</u>

Property Owner: Greg Lee Canatella & Paul Lee Canatella

Case No./Hearing Date:

R-99-410; Thursday, September 23, 1999 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NWC Carroll Island Road & Bowleys Quarters Road (123 Carroll Island Road)

Existing Zoning: Election District: Councilmanic District:

15th 5th

C.B.

Acres: Proposed Zoning:

1.733 B.L. or M.L.

Attorney:

N/A

Misc.:

Open Plan; Critical Area

The second of th

<u>ITEM #3</u>

Property Owner: Vandermast Joint Venture

Case No./Hearing Date:

CR-99-411; Wednesday, September 29, 1999 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NW/S Holly Neck Road, 500' W of Fantat Road (2209-2341 Vandermast Lane)

Existing Zoning: **Election District**: R.C.-20 15th

Councilmanic District: Acres:

5th

Proposed Zoning:

48.42

R.C.-5

Attorney:

C. William Clark

Misc.:

Documented Plan; Critical Area; Floodplain; Prior Zoning Cases #97-567-SPH, 95-

412-SPH

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL 1999 – OCTOBER 1999 ZONING RECLASSIFICATION CYCLE V

BY ORDER OF
CHARLES L. MARKS, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION



401 Bosley Avenue - Ste 406 Towson, Maryland 21204 410-887-3211

Fax: 410-887-5862

E-mail: planning@co.ba.md.us

September 24, 1999

Malcolm Wood 1402 Burke Road Baltimore, MD 21220

SUBJECT: Canatella Property

Case No. R-99-410

Dear Mr. Wood:

Thank you for your letter of September 21, 1999 regarding the Canatella property, located at 123 Carroll Island Road.

Please be advised the Office of Planning and the Planning Board recommended to the Board of Appeals that the existing zoning be retained on the subject property. On September 23, 1999, the Board of Appeals continued the case on the Reclassification Petition. In essence, the case has been indefinitely postponed.

I have forwarded your letter to the Board of Appeals so that it can be entered into the official file.

Please contact me at 410-887-3480 if you need additional information

Sincerely,

Jeffrey Long Section Chief,

Development Review

JWL:kma

c: Charles Marks, Chairman, Board of Appeals



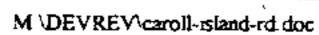
*

For You, For Baltimore County



Census 2000





Census 2000



SEPTEMBER 21.1999

MR. JEFF LONG BALTIMORE COUNTY OFFICE OF PLANNING 401 BOSLEY AVE. - SUITE 406 TOWSON, MD. 21204

DEAR MR. LONG;

PROPERTY OWNERS; GREG LEE CANATELLA & PAUL LEE CANATELLA HAVE FILED FOR A ZONING RECLASSIFICATION ON THEIR PROPERTY LOCATED AT; NWC CARROLL ISLAND ROAD AND BOWLEYS QUARTERS ROAD (123 CARROLL ISLAND ROAD). CASE NO./ HEARING DATE: R-99-410; THURSDAY, SEPTEMBER 23, 1999 AT 10:00 A.M. EXISTING ZONING: C.B. PROPOSED ZONING: B.L. OR M.L.

THE BOWLEYS QUARTERS IMPROVEMENT ASSOCIATION HAS REQUESTED DOWN ZONING OF MOST DR. 5.5 ZONES TO DR. 3.5, WHICH THE COMMUNITY SUPPORTS. THE PROPOSED ZONING BY GREG AND LEE CANATELLA DOES NOT FIT INTO THE COMMUNITIES DESIRE FOR DOWN ZONING OF BOWLEYS QUARTERS. THE COMMUNITY WISHES TO MAINTAIN A RURAL, PEACEFUL SETTING IN THE AREA. I BELEIVE THE BEST INTERESTS OF THE COMMUNITY WOULD BE SERVED BY NOT GRANTING A ZONING CHANGE ON 123 CARROLL ISLAND ROAD.

MALCOLM WOOD

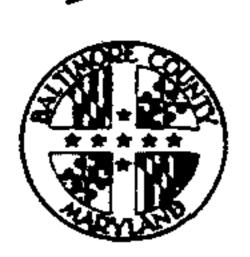
MALCOLM WOOD 1402 BURKE RD. BALTIMORE, MD. 21220 Page 2 Canatella et al R-99-410

11/12/03 - Order of Dismissal of Petition to be issued; moot due to CZMP; file to be closed after period of 30 days from issuance of Order of Dismissal.

#R-99-410 /Greg Lee Canatella and Paul Lee Canatella Carroll Island Road, 123 15th Election District; 5th Councilmanic District

HEARING DATE: September 22, 1999 at 10:00 a.m.

- 8/10/99 -T/C from S. Jennings and follow-up conversation w/C Richards -- advertisement has not been paid by Petitioner; newspaper advised Petitioner that ad would not be run if fee was not paid. Petitioner contacted PDM and indicated same. Was advised that unless ad is run they do not meet requirements of the law as set forth in the law. PDM to send letter to Petitioners confirming telephone conversation with them and advising that requirements will not be met without ad, and further that newspaper does not intend to run ad if fee is not been paid by Petitioners. Copy of letter to be sent to CBA.
- 8/24/99 -T/C from S. Jennings: In response to the individual ads which she sent to the two newspapers involved (Patuxent Publishing /Jeff and The Essex Times) for Cycle V reclasses, she received a telephone call from Terry Crawford (410-780-3303) of the Essex Times -- he indicated that they would not run the ad for Case No. R-99-410 /Canatella inasmuch as the Petitioner has not paid for the first ad which that paper had run (see note above).
- 8/26/99 -T/C from Mr. Greg Canatella advising of intent to request continuance on the record on scheduled date of 9/23/99; to be rescheduled for hearing only upon request. No objection to the granting of this request by People's Counsel per PMZ.
 - Informed Mr. Canatella that case would be continued on the record at his request and held, pending request for hearing.
 - Letter to Mr. Canatella advising same and indicating that no testimony or evidence would be received on 9/23/99; only that case would be opened and continued with no reset date at this time.
- 9/23/99 -Board convened for hearing as scheduled; Carole S. Demilio, Deputy People's Counsel, appeared on behalf of that Office; the case was opened and continued on the record as indicated above. Also in attendance was as interested party was Tom Lehner, 1004 Susquehanna Avenue, Baltimore, MD 21220 (410-335-0013) /Bowleys Quarters Improvement Association, who requested that his name be added to the file for receipt of further notice, correspondence, and Orders in this matter. To be assigned for hearing only upon request. (L.B.F.)
- 9/27/99 -Letter from J. Long to Malcolm Wood, 1402 Burke Road, in response to Mr. Wood's letter of September 21, 1999 regarding reclassification request. Letters have been placed in file.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

November 21, 2003

Mr. Greg Lee Canatella Mr. Paul Lee Canatella 210-G Carroll Island Road Baltimore, MD 21220

> RE: In the Matter of: Greg Lee Canatella and Paul Lee Canatella Case No. R-99-410 / Order of Dismissal of Petition

Dear Messrs. Canatella:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the

Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Hatfulle (Bianco)

Kathleen C. Bianco

Administrator

Enclosure

Tom Lehner /Bowleys Quarters Imp. Assn. C: Carol Saffron-Brinks, Esquire /Board of Ed. /MS 1102-J People's Counsel for Baltimore County Pat Keller, Planning Director Jeffrey Long /Planning Lawrence E. Schmidt/Zoning Commissioner W. Carl Richards /PDM Timothy M. Kotroco, Director /PDM

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

February 6, 2004

TO:

Timothy Kotroco, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton

Board of Appeals

SUBJECT:

CLOSED APPEAL CASE FILES

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	<u>PDM</u> FILE NUMBER	NAME	LOCATION
R-98-369	R-98-369 CYCLE III 1998	MARYLAND STATE FAIR AND AGRICULTURAL SOCIETY	TIMONIUM ROAD
R-99-410	R-99-410	CANATELLA	123 CARROLL ISLAND ROAD
04-072-A	04-072-A	JANET AND EDWARD PALASIK	1128 MAPLE ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

GREG LEE CANATELLA & PAUL LEE
CANATELLA -Legal Owners /Petitioners
NWC Carroll Island Road & Bowleys
Quarters Road (123 Carroll Island Rd)

R-99-410 Cycle V 1999

15th Election District
5th Councilmanic District

Reclassification: From C.B. to B.L. or M.L. /Open Plan; Critical Area

March 1, 1999

Petition for Reclassification filed by Greg Lee Canatella and Paul Lee Canatella, Petitioners.

Greg Lee Canatella and Paul Lee Canatella 102G Carroll Island Road Baltimore, MD 21220

Petitioners

James Earl Kraft Baltimore County Board of Education Mail Stop 1102-J

People's Counsel for Baltimore County

Pat Keller
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