

RECOMMENDATION FORM

4/29/00

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. B411727

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)Accepted by _____
Date _____

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Isaac Gheiler 3403 Old Post Dr. (410) 486-5699
Print Name of Applicant Address Telephone Number
Lot Address 615 Glenbrook Rd. Election District 3 Councilmanic District Square Feet 5500
Lot Location: NE SW side/corner of Milford Mill Rd. 500 feet from NE SW corner of Milford Mill Rd.
(street) (street)
Land Owner: Philip Enzanga (seller) 150 ft S of Upland Rd. Tax Account Number 03-05-061481
Address: RR16 Corporation. Telephone Number ()

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED?

1. This Recommendation Form (3 copies)

YES

NO

2. Permit Application

3. Site Plan

Property (3 copies)

Topo Map (2 copies); available in Room 206, County Office Building - (please label site clearly)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

6. Current Zoning Classification: DR 5.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval

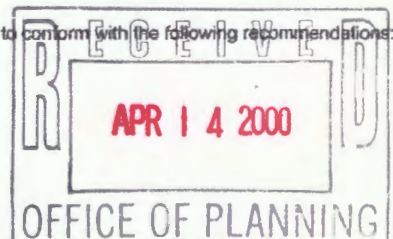


Approval conditioned on required modifications of the application to conform with the following recommendations:

The applicant owns adjacent property; therefore, this matter can be rectified through other means.

Signed by: _____

for the Director, Office of Planning and Community Conservation



Date: _____

Phoned Mr GHEILER on
5-8:00 AM to 10:AM. REferred
him to JEFF LONG.

Revised 2/25/99

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by JOHN R. ALEXANDER on 04-12-00
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 04-27-00 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 05-09-00 C (B-3 Work Days)

TENTATIVE DECISION DATE 05-12-00 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 03

Location of Property: 615 GLENROCK RD., 150 FT. SOUTH
OF UPLAND RD.; WEST SIDE OF GLENROCK RD.

Posted by: _____ Signature _____ Date of Posting: _____

Number of Signs: 1

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

No. **080832**

DATE 04-12-00 ACCOUNT R-001-6150

AMOUNT \$ 50.00.

RECEIVED FROM: R.R.I.G. Corp.

FOR: UNDERSIZED LOT ONLY

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

8411727

PAID RECEIPT

PAYMENT	DATE	TIME
REG 4002	4/12/2000	14:40:11
Dept 5	528 ZONING VERIFICATION	
Receipt #	131875	
CR NO.	080832	

Receipt Tot	50.00
204.00 CR	200.00
Baltimore County, Maryland	

CASHIER'S VALIDATION

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

B
UNDERSIZED LOT

The application for your proposed Building Permit application has been reviewed and is accepted for filing by JOHN R ALEXANDER on 04-12-00 (name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 04-27-00 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 05-09-00 C (B-3 Work Days)

TENTATIVE DECISION DATE 05-12-00 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 03

Location of Property: 615 GLENROCK RD. 150 FT. SOUTH
OF UPLAND RD. W. SIDE OF GLENROCK RD.

Posted by: Patrick M. O'Keefe Date of Posting: 4/24/00
Signature

Number of Signs: 1



**NOTICE OF ZONING
HEARING**

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

615 Glenrock Road
E/S Glenrock Road, 55' S of
Upland Road
3rd Election District
Land Owner: Philip Euzanga
Applicant: Isaac Gheller

Hearing to determine if the dwelling is appropriate on an undersized lot.

Hearing: **Wednesday, June 14, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/5/775 May 30 C395046

CERTIFICATE OF PUBLICATION

6/1/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/30/, 2000.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



FORMAL DEMAND FOR HEARING

CASE NUMBER: Permit # 411727

Address: 615 GLENROCK RD.

Petitioner(s): ISAAC Gheiler

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We PATRICK McCall
Name - Type or Print

(☒) Legal Owner OR () Resident of
507 Upland Rd

Address
Pikesville MD 21208
City State Zip Code

410 580 1883 (Home) 301 490 9860 (work)
Telephone Number

which is located approximately Adjacent feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Patrick McCall 5-4-00
Signature Date

Signature
Revised 9/18/98 - wcr/scj

Date

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **081358**

DATE 5-4-00 ACCOUNT Pool-6150

AMOUNT \$ 40.00

RECEIVED FROM: Patrick McCall

FOR: CODE 031267 Hearing Fees

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
5/04/2000 5/04/2000 07:04:48
REG 0003 CASHIER UNIT LOW PRINTER
INPT 5 520 ZONING PERMIT FEE
Receipt # 121411
CP NO. 000358
Receipt Tot 40.00
40.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION



Sudbrook Park Inc.

1007 Windsor Road
Baltimore, MD 21208
June 8, 2000

To: Soph
re-date posting
6/12/00
uac

By Fax to 410-887-2824

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Hearing on Permit #411727, to build on an undersized lot located at
615 Glenrock Road, Pikesville, MD 21208

Dear Mr. Jablon:

On behalf of Sudbrook Park, Inc., I am writing to request that the zoning hearing scheduled for 11:00 a.m. on Wednesday, June 14, 2000 regarding the above-referenced property be cancelled for that date, because the petitioner has failed to post the required notice of hearing.

Your Department's May 19 "Notice of Zoning Hearing" states that "**the petitioner must have the zoning notice sign posted by an approved poster on the property by May 30, 2000.**" The required posting notifying the public of the scheduled hearing was not done by May 30, and still has not been done. The only sign on that property is the original one requesting a building permit for an undersized lot and stating that a hearing may be requested; that sign is now almost totally obstructed by shrubbery.

I was told by both Commissioner Timothy Kotrocco's office and your department that the hearing cannot go forward as scheduled if the petitioner fails to post the required notice of the hearing. Without such a posting, the public is not on notice that a hearing has been scheduled, and is denied participation.

We would appreciate your department's timely attention to this matter. Please notify us officially of cancellation and of any new hearing date. Thank you.

Sincerely,
SUDBROOK PARK, INC.

By:

Melanie Anson

Melanie Anson (410-486-6814)
Zoning Committee and Historian

cc: Darragh Brady, President, Sudbrook Park, Inc.
Elizabeth Stellmann, Zoning Chair
Patrick McCall

*Sudbrook Park was designed by Frederick Law Olmsted, Sr. in 1889.
Historic Sudbrook Park is on the National Register of Historic Places and is a Baltimore County Historic District.*





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 4, 2000

Mr. Isaac Gheiler
615 Glenrock Road
Baltimore, MD 21208

Dear Mr. Gheiler:

RE: Demand for Public Hearing, Undersized Lot Approval, 615 Glenrock Road

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on May 4, 2000 for a public hearing concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

C: Patrick McCall, 507 Upland Road, Pikesville, MD 21208



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 30, 2000 Issue – Jeffersonian

Please forward billing to:

Isaac Gheiler
3403 Old Post Drive
Baltimore, MD 21208

410-486-5693

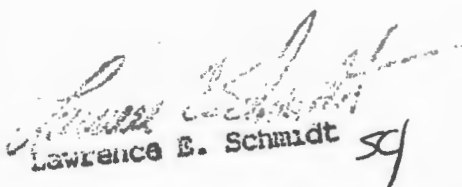
NOTICE OF ZONING HEARING

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

615 Glenrock Road
E/S Glenrock Road, 55' S of Upland Road
3rd Election District
Land Owner: Philip Euzanga
Applicant: Isaac Gheiler

Hearing to determine if the dwelling is appropriate on an undersized lot.

HEARING: Wednesday, June 14, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 19, 2000

NOTICE OF ZONING HEARING

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

615 Glenrock Road
E/S Glenrock Road, 55' S of Upland Road
3rd Election District
Land Owner: Philip Euzanga
Applicant: Isaac Gheiler

Hearing to determine if the dwelling is appropriate on an undersized lot.

HEARING: Wednesday, June 14, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "sc" or "sq" mark below it.

Arnold Jablon
Director

C: Isaac Gheiler, 3403 Old Post Drive, Baltimore 21208
Patrick McCall, 507 Upland Road, Pikesville 21208

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 30, 2000.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Sudbrook Park Inc.

5/24/00

WCR

duplicate

1007 Windsor Road
Baltimore, MD 21208
May 22, 2000

By Fax to 410-887-5708

Hard Copy to Follow

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Request for Interested Party Status and to Receive Correspondence, etc.

Dear Mr. Jablon:

Please enter Sudbrook Park, Inc. as an interested party and to receive a copy of all filings, letters, inter-office correspondence and department comments **regarding Permit No. 411727, to build on an undersized lot located at 615 Glenrock Road.** This property is in the community of Sudbrook Park and is adjacent to the area in Sudbrook Park that is listed as both a National Register Historic Site and a Baltimore County Historic Landmark. If possible, copies should be sent both to me and to Darragh Brady, President, Sudbrook Park, Inc., 500 Sudbrook Lane, Baltimore, MD 21208.

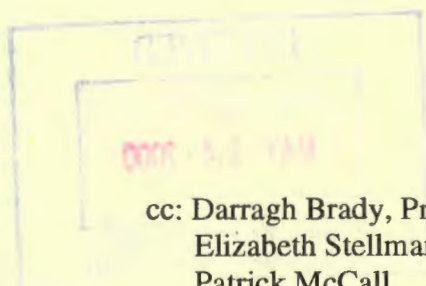
It is our understanding that a request for a public hearing already has been filed, and we would like to submit comments and participate in that hearing once it is scheduled. Should any other zoning-related requests regarding this property be filed, such as for variances, etc., please also list Sudbrook Park, Inc. as an interested party and copy us on all filings and correspondence.

Please let me know if we need to do anything further at this time, and to whom we should direct correspondence on this matter. Thank you for your attention to this request.

Sincerely,
SUDBROOK PARK, INC.

By:

Melanie Anson (410-486-6814)
Zoning Committee and Historian



cc: Darragh Brady, President, Sudbrook Park, Inc.
Elizabeth Stellmann, Zoning Chair
Patrick McCall

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Historic Sudbrook Park is on the National Register of Historic Places and is a Baltimore County Historic District.*



615 GLENROCK ROAD DEMAND HEARING FOR UNDERSIZED LOT

Hearing was scheduled for 6/14/00, the following events occurred:

1. Calls came stating that the property was not posted.
2. Mr. Gheiler came in on 6/12/00 to request postponement and consolidation with variance petition he intended to file (see letter in file).
3. He admitted that the undersized lot hearing was not posted due to his intentions to file for a variance.
4. The request for postponement came in too late to get written notification out to concerned parties noted in the file; however, telephone contact was made with each.
5. Mr. Gheiler filed his petition under Item 535 on 6/13/00.

Gwendolyn Stephens
Zoning Review, PDM

RRIG CORPORATION
3403 Old Post Drive
Baltimore, MD 21208
Phone: (410) 486-5693

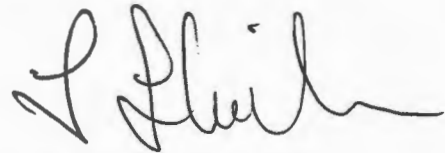
Re.: Hearing for 615 Glenrock Road.

Mr. ARNOLD JABLON
BALTIMORE COUNTY
ZONING DEPARTMENT

Dear Mr Jablon:

Since we are applying for a Variance on the property in reference, we ask your department to postpone the hearing schedule for this property on June 14, 2000 , because we want to have only one Hearing for both, the Variance and the Undersized lot hearings.

Thank you very much,

A handwritten signature in cursive script, appearing to read 'I Gheiler', written in dark ink.

.....
Isaac Gheiler - president, applicant