

IN RE: PETITION FOR VARIANCE
W/S Gaylawn Drive, 350' S of the c/l
Smith Avenue
(2109 Gaylawn Drive)
13th Election District
1st Councilmanic District

Phillip M. Rizzo, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-237-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Phillip M. and Angela T. Rizzo. The Petitioners seek relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (boat) to be stored in the front and side yards in lieu of the requirement that same be located in the rear yard, or, if in the side yard, at least 8 feet from the front foundation line of the dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Phillip and Angela Rizzo, property owners. There were no Protestants or other interested persons present. However, this matter came about as the result of a complaint made by Ms. Teresa Lowery, a community activist in Lansdowne. Specifically, Ms. Lowery filed a complaint to the Department of Permits and Development Management (DPDM) office as to the storage of the subject boat in the Petitioners' front/side yard. Apparently, Ms. Lowery conducted a "sweep" of her community and reported violations for a number of properties therein. Upon inspection of the property by a Code Enforcement Inspector, a zoning violation notice was subsequently issued to Mr. & Mrs. Rizzo and they now seek variance relief to cure this violation.

Immediately prior to the hearing, Ms. Lowery telephoned this office and indicated she could not attend due to illness. Consideration was given by this Zoning Commissioner as to whether this matter should be continued for additional proceedings; however, based upon the

ORDER RECEIVED FOR FILING

Date 2/14/00

By [Signature]

testimony and evidence offered, and as set forth herein, further proceedings were determined to be unnecessary.

Testimony and evidence offered by the Petitioners revealed that the subject property is a rectangular shaped lot, containing approximately 0.1774 acres, more or less, zoned D.R.5.5. The property is improved with a single family dwelling which fronts on Gaylawn Drive in Lansdowne. Mr. & Mrs. Rizzo have owned and resided on the subject property since approximately 1955. As noted above, the subject of the variance request relates to an 18-foot boat which sits atop a trailer and is stored by the Petitioners in the driveway of their property. Mr. Rizzo indicated that he has owned this boat for many years. As shown in photographs submitted, the boat and trailer are parked in the driveway which extends from the street, through the front yard and beyond the front wall of the dwelling. The driveway terminates in the side yard, adjacent to an addition that was built on the side of the dwelling. Under the definitions of yard areas as set out in the B.C.Z.R., the boat occupies both the front and side yard of the property, violative of Section 415.A.1.A thereof.

As it relates to the variance request, Mr. & Mrs. Rizzo presented compelling testimony in support of their request. Photographs of the property were submitted which show that there is no access to the rear yard. The topography of the rear yard as well as the location of existing improvements make it impossible for the Petitioners to transport the boat to the rear of the property. Thus, it does appear that these are unique characteristics which would justify variance relief. The Petitioner also submitted a letter from a neighbor indicating that they have no objections to the present storage arrangements for the boat. In this regard, Mr. Rizzo indicated that he has never received a complaint from any of his neighbors as to the location where the boat has been stored for many years.

Although variance relief may well be justified in this case, the Petitioner can also prevail on another basis. A review of the B.C.Z.R. shows that Section 415.A, which prohibits the storage of recreational vehicles in the front yard, was enacted in 1974 under Bill No. 29-74. A review of prior versions of the B.C.Z.R. indicates that there was no similar regulation prior to the enactment of this Bill. Mr. Rizzo offered undisputed testimony that he has stored either the subject boat, or other similar prior boat, in the front/side yard location since approximately 1970. Thus, it

ORDER RECEIVED FOR FILING
Date 7/19/08
By [Signature]

appears that the location for storage would be nonconforming, as defined in Section 101 of the B.C.Z.R., and regulated in Section 104. That is the Petitioners' use of the front/side yard storage location for their boat may well be grandfathered from the reach of Section 415.A of the B.C.Z.R.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. I find that the location for storage of the Petitioners' boat is nonconforming and that sufficient testimony and evidence was offered to support the grant of a variance. Thus, the Petitioners shall be permitted to continue to store the boat in the front/side yard location, as they have done so since at least 1970, subject to the limitations contained within this Order.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of February, 2000 that the Petition for Variance seeking relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (boat) to be stored in the front and side yards in lieu of the requirement that same be located in the rear yard, or, if in the side yard, at least 8 feet from the front foundation line of the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the 18-foot boat and trailer the Petitioners' currently own or a similar replacement. Any replacement recreational vehicle shall not be larger.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 14, 2000

Mr. & Mrs. Phillip M. Rizzo
2109 Gaylawn Drive
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE
W/S Gaylawn Drive, 350' S of the c/l Smith Avenue
(2109 Gaylawn Drive)
13th Election District - 1st Councilmanic District
Phillip M. Rizzo, et ux - Petitioners
Case No. 00-237-A

Dear Mr. & Mrs. Rizzo:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Teresa Lowery
2517 Hammonds Ferry Road @ Laverne Road, Baltimore, Md. 21227-2919
Code Enforcement Division, DPDM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2109 Gaylawn Dr.

which is presently zoned DR. 5.5

This Petition shall be filed with the Department of Permits and 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) 415A.1.A to permit a boat to be stored in the front and side yards in lieu of the required 8 ft. from the front foundation.

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

NO ACCESS TO REAR PROPERTY PAST 8' BACK FENCE AND GATE ARE BLOCKED BY 6'-7' HILL, AND WATER DRAINAGE P.T, PATIO ENCLOSURE ON ONE SIDE OF HOUSE, AIR CONDITIONING UNIT BLOCKS OTHER SIDE OF HOUSE, BOAT IS IN DRIVEWAY BOAT IN DRIVEWAY APPROX 40 YRS

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 00-237-A

Legal Owner(s):

PHILLIP M & ANGELA T. RIZZO
Name - Type or Print

Phillip M. Rizzo
Signature

ANGELA T. RIZZO
Name - Type or Print

Angela T. Rizzo
Signature

2109 GAYLAWN DR
Address

BALTIMORE MD
City State

410-242-5852
Telephone No.

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 12/7/99

ORDER RECEIVED FOR FILING

Date 2/14/00
By [Signature]

RECEIVED 9/15/98

00-237-A

Zoning Description

Zoning Description For 2109 Gaylawn Dr.
Beginning at a point on the West side of
Gaylawn Dr. which is 50 feet wide at a
distance of 350 feet South of the centerline
of the nearest improved intersecting street Smith
Avenue which is 50 feet wide, Being Lot #3,
Block B, Section #1 in the subdivision of
Gaylawn as recorded in Baltimore County
Plat Book #19, Folio #48 containing
7,728 square feet, Also known as
2109 Gaylawn Dr. and located in the 13th
Election District, 1st Councilmanic District.

**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:

Case: #00-237-A
2109 Gaylawn Drive
W/S Gaylawn Drive, 350' S
of centerline Smith Avenue
13th Election District
1st Councilmanic District
Legal Owner(s): Angela T.
Rizzo & Phillip M. Rizzo, Sr.
Variance: to permit a boat
to be stored in the front and
side yards in lieu of the re-
quired 8 feet from the front
foundation.
Hearing: Monday, January
17, 2000 at 9:00 a.m. in
Room 407 County Courts
Building, 401 Bosley Ave-
nue.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

12/340 Dec. 30 C361426

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-30 1999, ~~20~~

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-30, ~~20~~ 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING
Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076681

DATE 12/7/99 ACCOUNT REC-6150

AMOUNT \$ 50.00

RECEIVED FROM: PJ-1 11-220

FOR: 12/7/99 11:22 AM

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

12/7/99 11:22 AM

PAID RECEIPT

PROCESS ACTUAL TIME
12/07/1999 12/07/1999 09:50:00

REG 0003 CASHIER PUES PER TOWER 3

Dept 5 520 ZONING DEPARTMENT

Receipt # 100490 BILL

CR NO. 076681

Receipt Tot 50.00

00 CR 60.00 CR

10.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE. Case No 00-237-A
Petitioner/Developer RUSSELL ETAL

Date of Hearing/Closing 1/17/00

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.

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #2109 GAYLAWN DR.

The sign(s) were posted on 12/31/99
(Month, Day, Year)

Sincerely

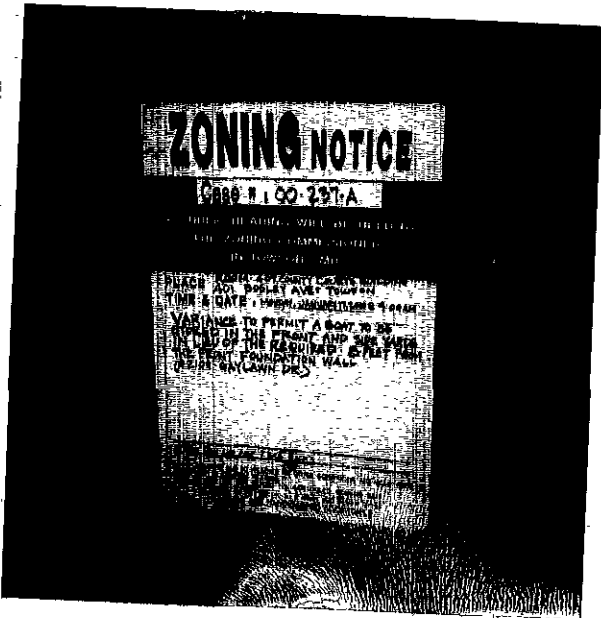
Sincerely,
W. Fredrick O'Keefe 1/5/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



2109 - 00-237-A
GAYLAWN DRIVE
RUSSO
P. 12/31/99 1/17/00

RECEIVED JAN 10 2000

RE: PETITION FOR VARIANCE
2109 Gaylawn Drive, W/S Gaylawn Dr,
350' S of c/l Smith Ave
13th Election District, 1st Councilmanic

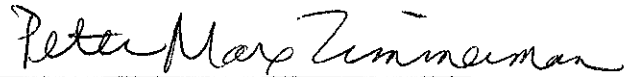
Legal Owner: Phillip M. & Angela T. Rizzo
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-237-A

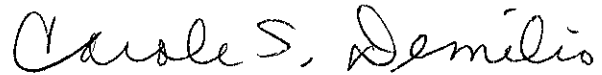
* * * * *

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



CAROLE S. DEMILIO
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 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Phillip M. & Angela T. Rizzo, 2109 Gaylawn Drive, Baltimore, MD 21227, Petitioners.



PETER MAX ZIMMERMAN

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: * 00-237-A

Petitioner: PHILLIP M. RIZZO SR

Address or Location: 2109 GAYLAWN DR

PLEASE FORWARD ADVERTISING BILL TO:

Name: PHILLIP M. RIZZO SR

Address: 2109 GAYLAWN DR

Telephone Number: 410-242-5852

Revised 2/20/98 - SCJ



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

December 20, 1999

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:

CASE NUMBER: 00-237-A
2109 Gaylawn Drive
W/S Gaylawn Drive, 350' S of centerline Smith Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Angela T. Rizzo & Phillip M. Rizzo, Sr.

Variance to permit a boat to be stored in the front and side yards in lieu of the required 8 feet from the front foundation.

HEARING: Monday, January 17, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the number "54" written below it.

Arnold Jablon
Director

c: Angela & Phillip Rizzo, Sr., 2109 Gaylawn Drive, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 2, 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.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 30, 1999 Issue – Jeffersonian

Please forward billing to:
Phillip M. Rizzo, Sr.
2109 Gaylawn Drive
Baltimore, MD 21227

410-242-5852

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:

CASE NUMBER: 00-237-A
2109 Gaylawn Drive
W/S Gaylawn Drive, 350' S of centerline Smith Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Angela T. Rizzo & Phillip M. Rizzo, Sr.

Variance to permit a boat to be stored in the front and side yards in lieu of the required 8 feet from the front foundation.

HEARING: Monday, January 17, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.

1/5/00
8
WCR

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 28, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

RECEIVED JAN 06 2000

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 236, 237, 238, 240, 241,
242, 243

and

Airey Property
Case No. 99-297-SPH

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

January 11, 2000

RECEIVED JAN 13 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF

Item No.: See Below.

Dear Ms. Stephens:

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:

236, (237) 238, 240, 241, 242, AND 243

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 21, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - RC/KW
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 237
PETITIONER: Phillip M. Rizzo and Angela T. Rizzo

VIOLATION CASE NO.: 99-6839

LOCATION OF VIOLATION: W/S Gaylawn Dr., 350' S centerline Smith Ave.
(2109 Gaylawn Drive)

DEFENDANT(S): Phillip M. Rizzo and Angela T. Rizzo

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

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

JHT/rc/kw/lmh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Les
PP
1/20

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

Date: December 17, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 229, 232 and 237

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 12.20.99

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

RE: Baltimore County
Item No. 237

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
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

January 3, 2000

42-67

Mr. & Mrs. Phillip M. Rizzo
2109 Gaylawn Drive
Baltimore, MD 21227

Dear Mr. & Mrs. Rizzo:

RE: Case Number 00-237-A, 2109 Gaylawn Drive

The above matter, previously scheduled for January 17, 2000, has been postponed as it is a County holiday. The hearing has been **rescheduled for Wednesday, January 26, 2000 at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.**

This office will take the responsibility of having a new date sticker affixed to the existing sign on the property.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

AJ:scj

Posted
1/5/00
gw





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

January 10, 2000

Mr. & Mrs. Phillip M. Rizzo
2109 Gaylawn Drive
Baltimore, MD 21227

Dear Mr. & Mrs. Rizzo:

RE: Case Number 00-237-A, 2109 Gaylawn Drive

The above matter, previously scheduled for January 26, 2000, has been postponed at your request. The hearing has been **rescheduled for Tuesday, February 8, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "scj" written below it.

Arnold Jablon
Director

AJ:scj



Date: 2/7/2000

To: FILE

RE: Case No. 00-237-A
2109 Gaylawn Drive

Variance to permit a boat to be stored in the front and side yards in lieu of the required 8 ft. from the front foundation.

Arnold Jablon called to notify this office that he had been contacted by Teresa Lowery and members of the neighborhood community association concerned in this case. Some of people who wanted to be present at the 2/8/2000 hearing cannot attend because of illness. They requested that the case be continued to a future date.

Larry Schmidt informed them that someone had to appear the morning of 2/8/2000 to request a postponement in this case.

IMPORTANT MESSAGE

FOR Larry

DATE 2/7 TIME 1:40 A.M. P.M.

M Cathy

OF Arnold Jablon's Office

PHONE _____ AREA CODE _____ NUMBER _____ EXTENSION _____

Q FAX _____

Q MOBILE _____ AREA CODE _____ NUMBER _____ TIME TO CALL _____

TELEPHONED	☒	PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Wants you to know that Rose Miller (one of the protestants in Case #237-A) died today. Teresa Lowery won't be attending either.

SIGNED PA

I

2106 Gaylacon Dr.
Bacto. Md.

210227

To Whom It May Concern:

We have lived, across the street, from Angela and Philip Rizzo for almost forty-five years. For approximately thirty-five to forty years they have had a boat, in their driveway, with no problems from anyone in the neighborhood.

They have no access to the back of their property, because of a cement porch, on the side of their house. The porch, has been there for almost as long as they've lived there. A drainage pond, has also been put in behind their property, a couple of years ago with a fence, around it making access

2

to the back of their property,
impossible.

It would be a hardship for
them to find a place, to store
this boat. They would probably
have to get rid of it as Senior
Citizens, they should be able to
enjoy a little pleasure by keeping
this boat.

Sincerely

Henry Dash

Catherine Dash

2/7/2000

Ref Case No. 00-237-A
Baltimore, Md.

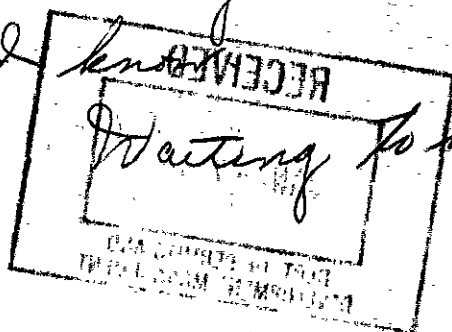
2100 Baylorn Drive
Baltimore, Maryland
1/7/00
21227
ck uce
1/10/00

Dear Mr. Jablon,

We received your letter in the mail today postponing our court case from January 17th 2000 to January 26th because of a holiday.

I called Mrs. Sophia Jennings right away as I am having surgery on my rotator cuff on Jan. 25th and will not be released from the hospital until the 26th. Therefore, I would not be able to make court. Also, my husband will be taking care of me as I won't be able to do much because it is the arm I use for just about everything.

Mrs. Jennings said to put down an approximate date when we could appear. The week of February 7th would be all right as far as I know.



Waiting to hear from you
I am

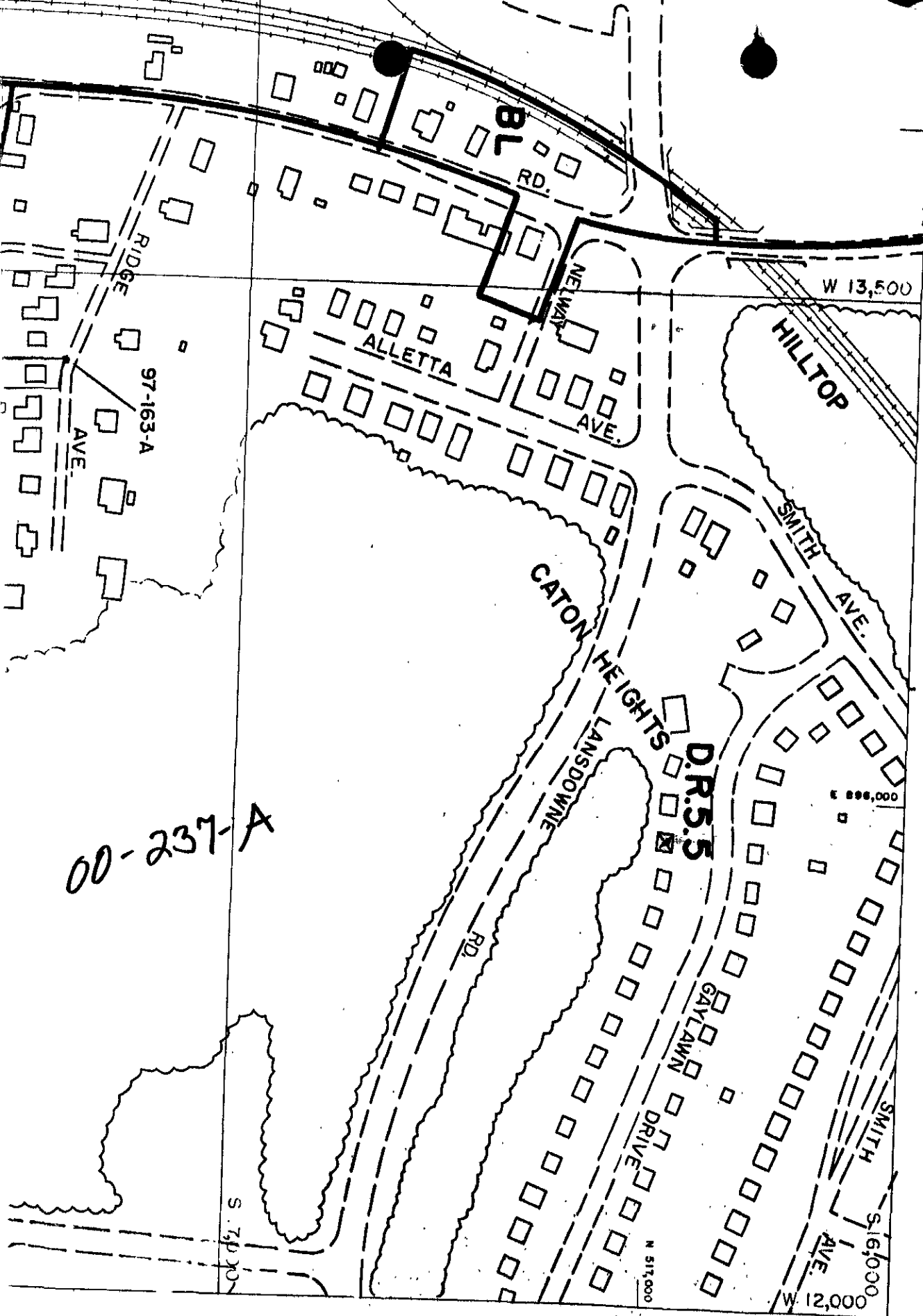
Sincerely,
Mrs. Phillip Gizzo

RECEIVED

00-3337

JAN - 7 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



S3 S-C
14-2001

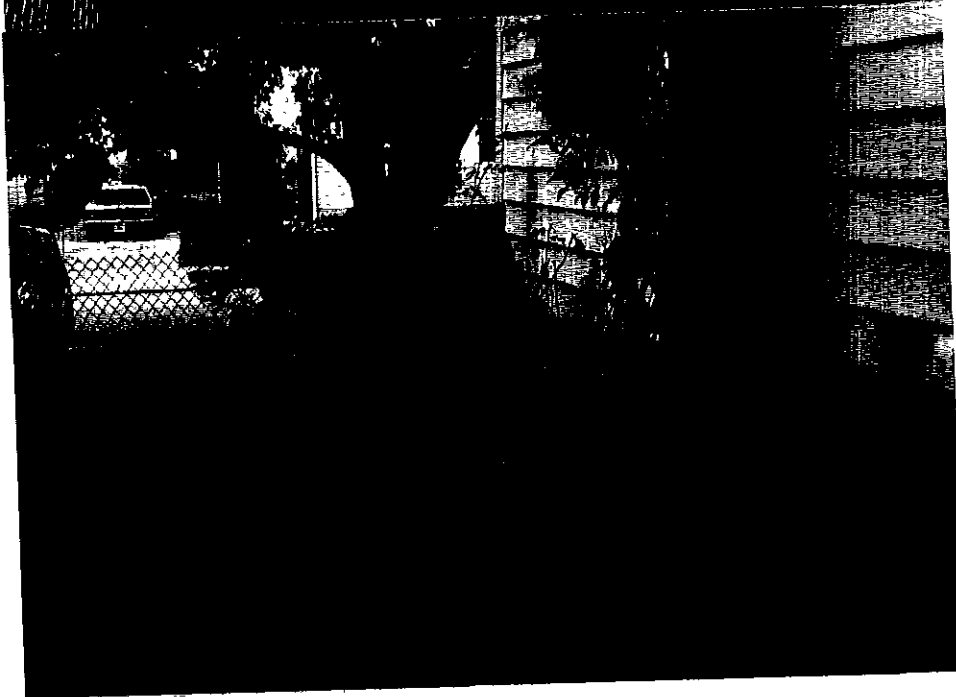
00-237-A

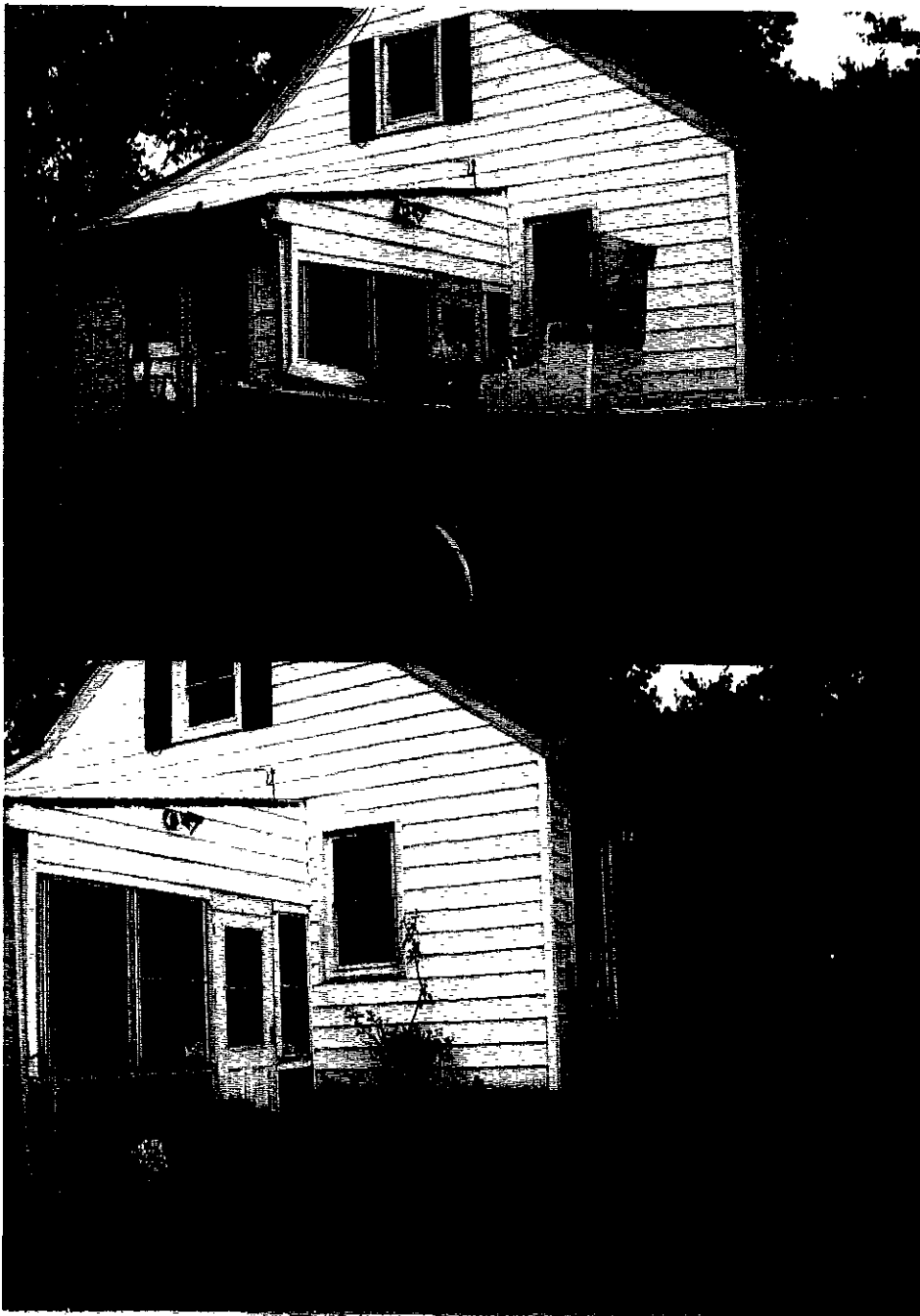
D.R. 5.5

#237

photographs

Case # 08-237-A





Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2109 Gaylawn Dr.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Gaylawn

plat book# 19, folio# 48, lot# 3, section# 1

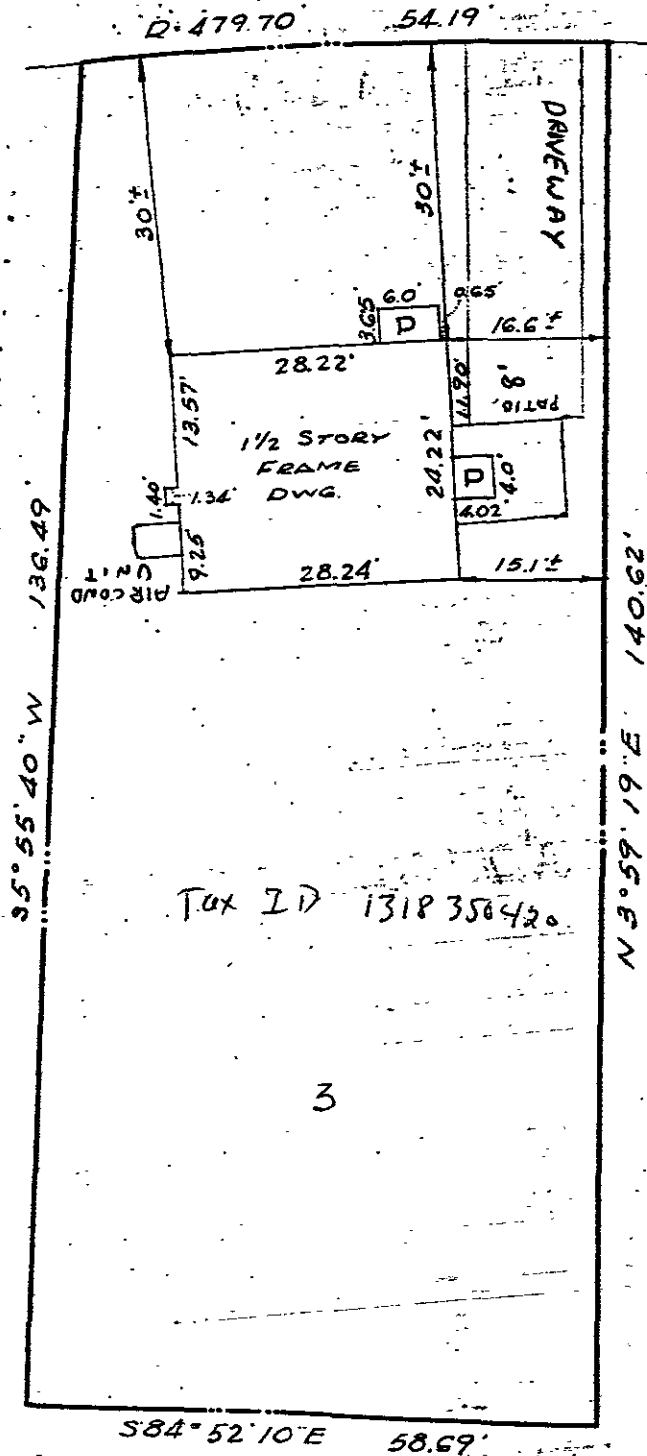
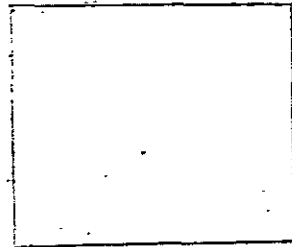
OWNER: Phillip and Angela Rizzo Sr.

Gaylawn Drive 50' R.O.W.

2107

Tax ID 1303470870

Ed & Marjorie Cook

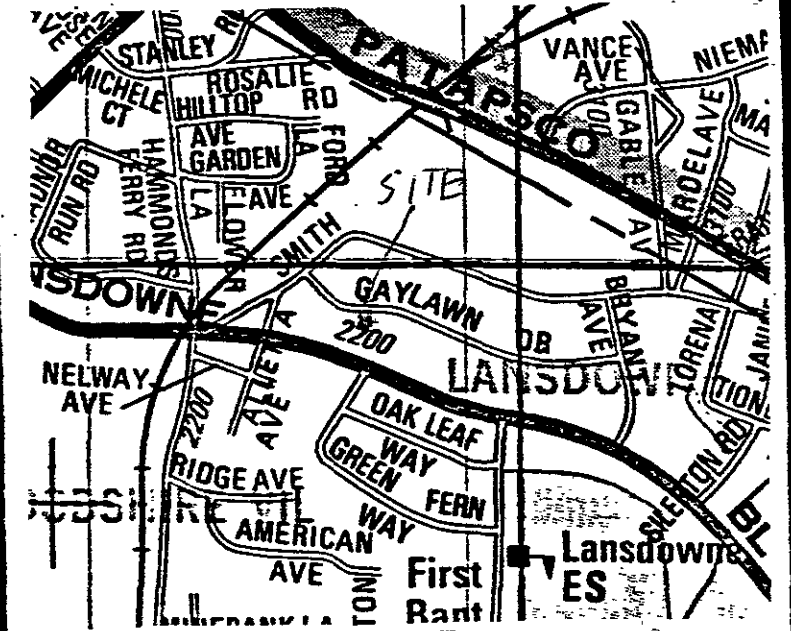
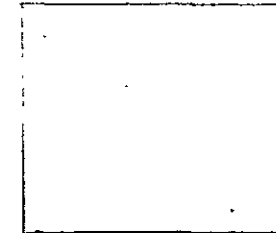


Tax ID 1318350420

2111

Tax ID 1305710070

William & Agnes Esslinger



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1"=200' scale map#: SW-5C

Zoning: DR 5.5

Lot size: 0.1774 acreage 7,728 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

Violation # 117199 - Clark

Zoning Office USE ONLY!

reviewed by: BR ITEM #: 237 CASE#: 00-237-A



North

date: 12-1-99

prepared by: PR

Scale of Drawing: 1" = 20'

00-237-A