

IN RE: PETITION FOR VARIANCE
W/S Forest Grove Avenue, 252'
S centerline Cedar Drive
3rd Election District
2nd Councilmanic District
(3604 Forest Grove Avenue)

Stephanie Y. Bryant
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-280-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Stephanie Y. Bryant. The Petitioner is requesting a variance for property she owns at 3604 Forest Grove Avenue. The subject property is zoned D.R.5.5. Ms. Bryant is requesting a variance from Section 431.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a commercial vehicle with a gross vehicle weight of 17,560 lbs. in lieu of the 10,000 lbs.

Appearing at the hearing on behalf of the variance request were Stephanie Bryant, owner of the property and her fiancé, Eugene Smith. Appearing in opposition to the Petitioner's request were representatives of the Lochearn Improvement Association, namely Christine Cypress, Judith and Martin Berger and Arthur Jefferson. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request is improved with a single family residential home with an accessory garage located in the rear yard. The property is 50 ft. in width by 150 ft. in depth.

Mr. Smith, who resides at the subject property, is employed as a truck driver. He specifically drives 18-wheel tractor trailers. He owns and operates his own tractor and testified that he recently purchased a 1995 Peterbilt Freightliner tractor. The subject tractor weighs 17,560 lbs. which is in excess of the 10,000 lbs. permitted. Mr. Smith is an independent

2/11/2000
J. J. [Signature]
[Signature]

contractor and hires his tractor out to various trucking companies and for the most part hauls petroleum products. He is requesting a variance to allow the storage of his tractor on this residential property.

Mr. Smith testified that he never brings any trailers to the subject property and only parks the subject tractor on site. A photograph of the truck was entered into evidence as Petitioner's Exhibit No. 2. The truck in question is parked in the rear yard of the Petitioner's property behind a fence which was recently installed. The truck in question is barely visible from Forest Grove Avenue. Mr. Smith testified that the tractor he owns is a small vehicle as far as tractor trailers go. The truck in question is not much longer than the Chevrolet Suburban SUV that Mr. Smith owns and parks in his driveway. In addition, it is 2 or 3 feet taller than the Suburban vehicle. The truck in question is a diesel truck which makes a considerable amount of noise when the vehicle travels to and from the property.

Mr. Smith testified that he is very courteous in the operation of his truck and that his vehicle does not disturb any of his immediate neighbors. He submitted into evidence 18 signed statements from his immediate neighbors indicating that they have no objections to the storage of the truck on Mr. Smith's property. Testimony indicated that Mr. Smith spent 7 hours visiting and talking with his neighbors and found that no one was in opposition to the storage of his truck on this property. The subject truck has been on the property for the past two months. Mr. Smith was unaware of the need for this variance until such time he was advised by a zoning inspector of the violation. He testified that his intentions are to be a good neighbor and that he would not be proceeding with this request if any of his immediate neighbors objected to the storage of the vehicle on his property. He testified that he has no other location upon which to store his truck and cannot afford to rent storage at this time, given that he has just gone into business for himself

FILED
2/11/2000
BY *R. J. [Signature]*

and just recently purchased this vehicle. He, therefore, requests, by way of this variance, that he be permitted to continue to park the vehicle on the property.

Appearing in opposition to the Petitioner's request were representatives of the Lochearn Improvement Association. The position of the improvement association, despite the many letters of support from Mr. Smith's immediate neighbors, was that of strong opposition to the request for variance. These representatives, speaking on behalf of the entire community, were very much concerned about the precedent that would be set in the event Mr. Smith would be permitted to store and maintain this commercial truck on his property. The representatives in attendance did indicate that they received complaints from some neighbors regarding the parking and storage of this truck. Therefore, in an effort to preserve and protect this Lochearn community, they ask that the variance be denied. They further requested that any and all fines that might be pending against Mr. Smith, by virtue of the violation notice issued by the Zoning Enforcement Division of Baltimore County, be forgiven. The testimony at the hearing demonstrated that Mr. Smith is a very kind and courteous neighbor. He and Ms. Bryant recently moved into the neighborhood and are eager to make a good impression on their neighbors and to get along with everyone. Their property is well maintained and considerable improvements have been made to the property in that a new driveway and fencing have been installed to secure the truck in the rear yard. Furthermore, Mr. Smith, at the request of one of his neighbors, is prepared to install privacy slatting in the fence to further screen the truck from view from Forest Grove Avenue.

As I indicated at the hearing before me, Mr. Smith did an excellent job in the preparation and presentation of his case. It was obvious that he takes this matter very seriously and has gone out of his way to be a conscientious neighbor. He voluntarily notified his neighborhood block

captain, as well as the Lochearn Improvement Association of his intentions to store his truck on his property. He has tried to hide nothing from his neighbors or the association and has proceeded in good faith in this endeavor. I believe that Mr. Smith and Ms. Bryant are assets to this community. However, notwithstanding the honest and good intentions of the Petitioners, the storage of a commercial vehicle of this nature should not be permitted in a residential community such as this. Storing a commercial vehicle of this nature in a neighborhood designated as a community conservation area would be inconsistent with the conservation efforts being undertaken at this time. Therefore, I have to agree with the position of the Lochearn Improvement Association that the variance should be denied.

However, it was obvious from the testimony that Mr. Smith is an extremely considerate neighbor. He operates his truck in a safe and courteous manner which does not impact adversely on his immediate neighbors. This is evidenced by the many letters of support submitted into evidence. While the variance request must be denied, I believe it is reasonable to allow Mr. Smith an appropriate amount of time within which to find a place to store this commercial vehicle. Therefore, I shall afford Mr. Smith ninety (90) days from the date of this Order to make alternative arrangements for the storage of his truck. I shall also order that all fines that may be pending against Mr. Smith or Ms. Bryant be stayed and held in abeyance. In the event Mr. Smith relocates his truck prior to the expiration of this ninety (90) day period, then all fines shall be forgiven.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered, I find that the Petitioner's variance request should be denied.

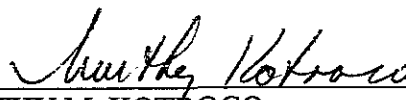
FILED
JUL 20 2000
BY J. J. JAMESON

THEREFORE, IT IS ORDERED this 11th day of February, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 431.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a commercial vehicle with a gross vehicle weight of 17,560 lbs. in lieu of 10,000 lbs. to be parked on a residential lot, be and is hereby DENIED.

IT IS FURTHER ORDERED, that the Petitioner shall have ninety (90) days from the date of this Order within which to make alternative arrangements for the storage of his commercial vehicle. Mr. Smith shall be permitted to continue to park the truck in question on his property during that ninety (90) day period. He must continue to operate the vehicle in a safe, courteous and considerate manner as he has in the past. After the expiration of this ninety (90) day period, the truck must be removed from the property and may no longer be parked on site.

IT IS FURTHER ORDERED, that all fines currently pending against Mr. Smith and/or Ms. Bryant, the property owner, shall be held in abeyance during this ninety (90) day period. In the event the truck is relocated within this ninety (90) day time frame, then all fines currently pending against these parties shall be forgiven.

IT IS FURTHER ORDERED, that any part has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

February 10, 2000

Ms. Stephanie Y. Bryant
Mr. Eugene Smith
3604 Forest Grove Avenue
Baltimore, Maryland 21207

Re: Petition for Variance
Case No. 00-280-A
Property: 3604 Forest Grove Avenue

Dear Ms. Bryant & Mr. Smith:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Ms. Christine Cypress
Lochearn Improvement Association
3810 Lochearn Drive
Baltimore, Maryland 21207

Mr. & Mrs. Martin Berger
3801 Lochearn Drive
Baltimore, Maryland 21207

Mr. Arthur Jefferson
3826 Patterson Avenue
Baltimore, Maryland 21207

Mr. & Mrs. Wilson
3606 Forest Grove Avenue
Baltimore, Maryland 21207



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3604 Forest Grove Ave.

which is presently zoned ORS-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)

431. A to permit a commercial vehicle with a gross vehicle weight of 17,560 pounds in lieu of 10,000 pounds, to be parked on a residential lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) We would like to have permission to park our tractor in our yard on our paved driveway. We will install privacy slats on our left fence. We operate as an "Owner Operator." Other reason to be discussed at the hearing.

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

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By MTL Date 1/7/08

Case No. 00 - 280 - A

REC 9/15/98

FROM THE DESK OF.
EUGENE W. SMITH & STEPHANIE Y. BRYANT

3604 FOREST GROVE AVE.
GWYNN OAK MD.21207-6310

Fax 410-277-9226
Home Phone 410-277-4773
Email RACE1966@AOL.COM

00-280-A

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3604 FOREST GROVE AVE

BEGINNING AT A POINT ON THE WEST SIDE OF FOREST GROVE AVE
WHICH IS 50 FT. WIDE AT A DISTANCE OF 252 FT. SOUTH OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET CEDAR DR
WHICH IS 50 FT. WIDE. *BEING LOT# 19, BLOCK E
SECTION# 1 IN THE SUBDIVISION OF LOCHEARN AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK# 7, FOLIO# 153, CONTAINING
7,500square feet. ALSO KNOWN AS 3604 FOREST GROVE AVE AND LOCATED
IN THE 3rd ELECTION DISTRICT, 2nd COUNCILMATIC DISTRICT.

SINGERLY YOURS;

Eugene W. Smith
Stephanie Y. Bryant

EUGENE W. SMITH & STEPHANIE Y. BRYANT

#280

BALTIMORE COUNTY, MARYLAND
ICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **077919**

DATE 1/5/07

ACCOUNT 001-6150

Item 280
BY: MJK

AMOUNT \$ 50.00

RECEIVED FROM: Eugene Smith - 3604 Forest Glen Ave

FOR: 010 - Res. Voucher - \$ 50.00

INITIALS
 W... - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
 1/06/2000 1/06/2000 15:40:45
 REG 4502 CASHIER DND, DND - DND
 Dept 5 528 ZONING VERIFICATION
 Receipt # 120600
 CR NO. 077919

Receipt for \$ 50.00
 50.00 CR
 Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #00-280-A
3804 Forest Grove Avenue
W/S Forest Grove Ave., 252'
S of Catherine Cedar Drive
3rd Election District
2nd Councilman's District
Legal Owner(s): Stephanie
Y. Bryant

Variance: to permit a commercial vehicle with a gross vehicle weight of 17,500 pounds, in lieu of 10,000 pounds, to be parked on a residential lot.
Hearing: Monday, February 7, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley 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) 887-4366.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3381.
1/21/4/Jan 20 0984881

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 21, 2000

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 Jan. 20, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

RECEIVED JAN 24 2000

CERTIFICATE OF POSTING

RE: CASE #00-280-A
PETITIONER/DEVELOPER
[Stephanie Y. Bryant]
DATE OF Hearing
[Feb 7, 2000]

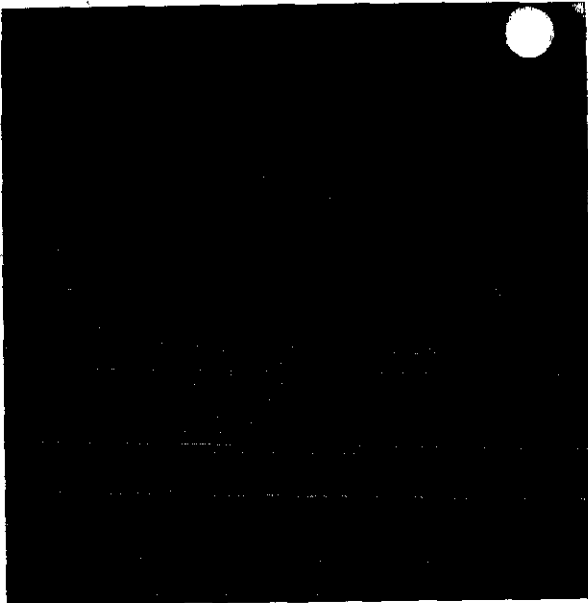
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
3604 Forest Grove Ave. Baltimore, Maryland 21207

The sign[s] were posted on 1-21-00
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 1/21/00
[Signature of Sign Poster & Date]

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
[Telephone Number]

RECEIVED FEB 02 2000

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: 00-280-A
Petitioner: Eugene W. Smith + Stephanie Y. Bryant
Address or Location: 3604 Forest Grove Ave. Balto. Md. 21207-6310

PLEASE FORWARD ADVERTISING BILL TO:

Name: Eugene W. Smith + Stephanie Y. Bryant
Address: 3604 Forest Grove Ave. Balto Md 21207

Telephone Number: 410-277-4773-Home / 410-599-3837-Cell.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

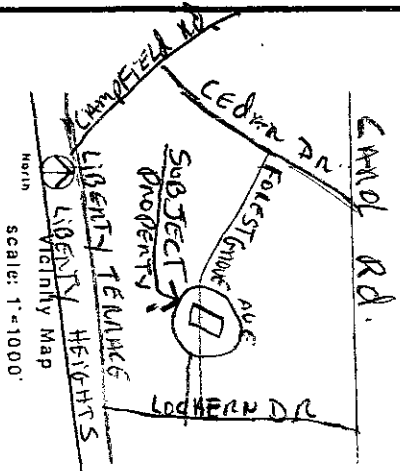
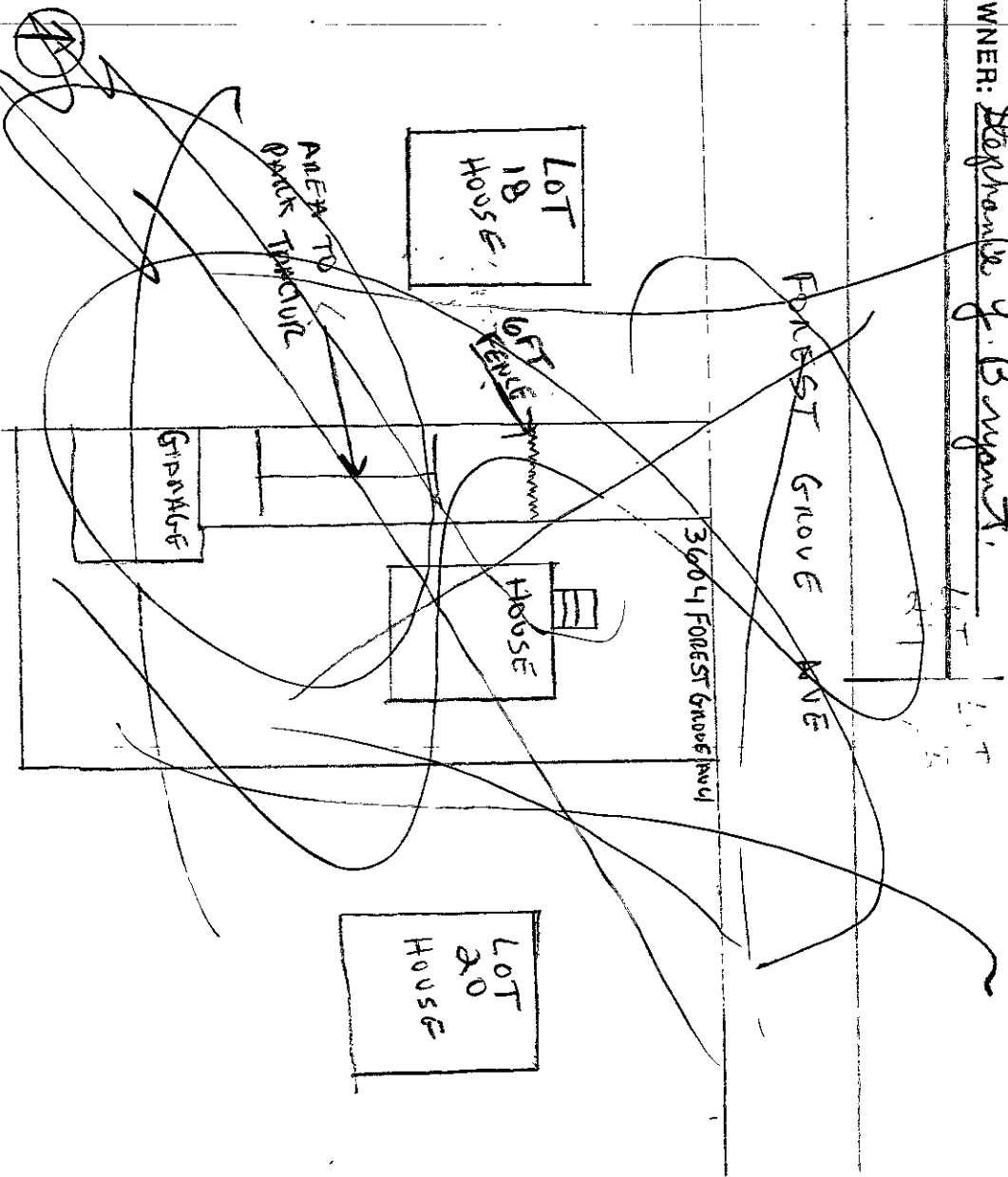
Subdivision name: _____

plat book # 7, folio # 153, lot # 19, section # _____

OWNER: Stephanie J. Bryant

date: 1-1-99
prepared by: E. L. SMITH

Scale of Drawing: 1" = _____



LOCATION INFORMATION

Election District: 3

Councilmanic District: 2

1"=200' scale map: NW S-F

Zoning: D12 S.5

Lot size: _____

acreage _____ square feet _____

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 20, 2000 Issue – Jeffersonian

Please forward billing to:

Eugene W. Smith & Stephanie Y. Bryant
3604 Forest Grove Avenue
Baltimore, MD 21207

410-277-4773 (home)
410-599-3837 (cell)

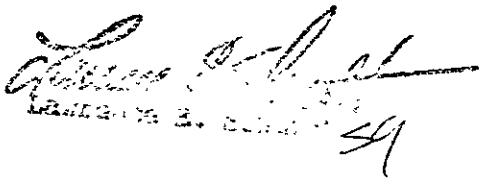
NOTICE OF ZONING HEARING

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CASE NUMBER: 00-280-A
3604 Forest Grove Avenue
W/S Forest Grove Avenue, 252' S of centerline Cedar Drive
3rd Election District – 2nd Councilmanic District
Legal Owner: Stephanie Y. Bryant

Variance to permit a commercial vehicle with a gross vehicle weight of 17,560 pounds, in lieu of 10,000 pounds, to be parked on a residential lot.

HEARING: Monday, February 7, 2000 at 11:00 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.



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 11, 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:

CASE NUMBER: 00-280-A
3604 Forest Grove Avenue
W/S Forest Grove Avenue, 252' S of centerline Cedar Drive
3rd Election District – 2nd Councilmanic District
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Variance to permit a commercial vehicle with a gross vehicle weight of 17,560 pounds, in lieu of 10,000 pounds, to be parked on a residential lot.

HEARING: Monday, February 7, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is a large, stylized flourish that resembles a cursive "J" or "B".

Arnold Jablon
Director

c: Stephanie Bryant, 3604 Forest Grove Avenue, Gwynn Oak 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 23, 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.**





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

February 2, 2000

Ms. Stephanie Bryant
3604 Forest Grove Avenue
Gwynn Oak MD 21207

Dear Ms. Bryant:

RE: Case Number 00-280-A , 3604 Forest Grove Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 7, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





**Maryland Department of Transportation
State Highway Administration**

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

Date: 1.12.00

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

RE: Baltimore County
Item No. 280 MJK

RECEIVED JAN 14 2000

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, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 21, 2000

RECEIVED JAN 27 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 24, 2000
Item Nos. 273, 274, 276, 277, 279,
280 281, 282, 283, 284, and 285

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

February 15, 2000

RECEIVED FEB 25 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: GOODWILL INDUSTRIES OF THE
CHES., INC. - 277

Location: DISTRIBUTION MEETING OF JANUARY 18, 2000

Item No.: 277

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM NUMBERS:

273, 274, 276, 278, 279, 280, 281, 282, 283, 284, AND 285

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

cc: File

1 337



Semi
2/7

FEB-2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 2, 2000

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

SUBJECT: 3604 Forest Grove Road

INFORMATION:

Item Number: 280

Petitioner: Stephanie Y. Bryant

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has consistently opposed requested variance relief for the parking of commercial vehicles, which exceed the 10,000-pound limitation imposed in the Baltimore County Zoning Regulations. Use of residential property for this particular use is inconsistent with the goals of community conservation; therefore, these requests should be denied.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 11, 2000

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson -
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 280
PETITIONER: Stephanie Y. Bryant

VIOLATION CASE NO.: 99-8053

LOCATION OF VIOLATION: W/S of Forest Grove Ave., 252 feet S of centerline
Cedar Dr. (3604 Forest Grove Avenue)

DEFENDANT(S): Stephanie Y. Bryant

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

Liz Pantzer

3605 Forest Grove Avenue
Baltimore, MD 21207

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/gh/lmh

RE: PETITION FOR VARIANCE
3604 Forest Grove Avenue, W/S Forest Grove
Ave, 252' S of c/l Cedar Dr
3rd Election District, 2nd Councilmanic

Legal Owner: Stephanie Y. Bryant
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-280-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 2000 a copy of the foregoing Entry of Appearance was mailed to Stephanie Y. Bryant, 3604 Forest Grove Avenue, Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED FEB 02 2000

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 08-280-A

Date Completed/Initials

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder, complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder, mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

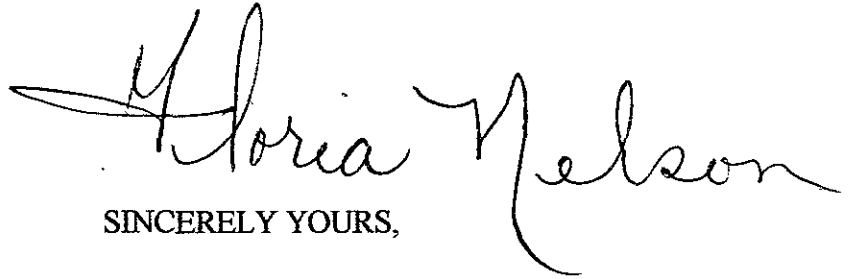
COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter, mail original to petitioner, file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN;

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3621 CAMPFIELD RD. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.


SINCERELY YOURS,

410-277-4773

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN,

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3614 CAMPFIELD RD. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.

Laurence Madison
SINCERELY YOURS,

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN;

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3617 CAMPFIELD RD. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.

A handwritten signature in cursive script, appearing to read "Edward Alvin". The signature is written in dark ink and is positioned above the closing of the letter.

SINCERELY YOURS,

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN;

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3615 CAMPFIELD RD. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.

SINCERELY YOURS,

John D. Lewis

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN;

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3613 CAMPFIELD RD. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.

SINCERELY YOURS,

Henry M. Howard
2-6-00

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN;

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3609 CAMPFIELD RD. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.

SINCERELY YOURS,

Joseph E. Conway
3609 Campfield Rd
Balto. Md 21207

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN;

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3604 CEDAR AVE. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.

SINCERELY YOURS,

*Jay & Heidi
Moore*

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO,CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE.I / WE CURRENTLY RESIDE AT 3602 FOREST GROVE AVE.AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY.WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

Dana Betha
2/5/00

Sunday, February 06, 2000

TO WHOM IT MAY CONCERN,

I/WE ARE NEIGHBORS OF EUGENE AND STEPHANIE LIVING WITHIN IN 1000 FEET OF THEIR PROPERTY. WE HAVE NOT BEEN DISTURBED OR BOTHERED BY THE PARKING OF THEIR TRACTOR OR EUGENE DRIVING IT PAST OUR PROPERTY AT 3602 CEDAR AVE. THIS BRIEF STATEMENT IS IN REFERENCE TO THEIR HEARING WITH THE BALTO, CO. ZONING BOARD {CASE#00-280-A}.

SINCERELY YOURS,

Dave Bayal

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 3601 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

Tanya Y. Barney

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 3604 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

Miriam Hayes

Monday, February 07, 2000

TO WHOM IT MAY CONCERN,

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A } THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 3608 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCES THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

Kelly Utzig

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 3607 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCES THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

Josephine DeRema

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT ³⁶⁰⁵ FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

Susana Panzer
& for
Elizabeth Panzer

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 3611 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

Cynthia D. and Gerald D. Mills

P.S. Eugene Smith has agreed to add privacy slats to his existing six-foot fence to decrease the visibility of the tractor. *Eugene W. Smith*

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 3610 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

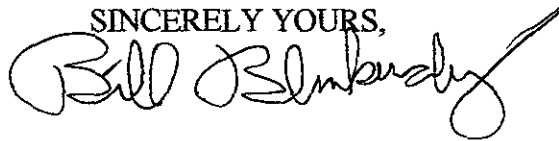
Tyra Artes
Ray Artes

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 2612 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON ~~THEIR PR~~ PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING ~~SHOULD~~ BE ALLOWED.

SINCERELY YOURS,

A handwritten signature in black ink, appearing to read "Bill Blumkin", with a long, sweeping flourish extending from the end of the name.

Saturday, February 05, 2000

TO WHOM IT MAY CONCERN;

THIS BRIEF STATEMENT IS TO LEND MY/OUR SUPPORT TO EUGENE & STEPHANIE IN THEIR EFFORT TO OBTAIN A PERMIT FROM THE BALTO, CO. ZONING BOARD {CASE # 00-280-A }. THAT WOULD ALLOW THEM TO PARK THEIR TRACTOR BEHIND THEIR HOUSE AT 3604 FOREST GROVE AVE. I / WE CURRENTLY RESIDE AT 3606 FOREST GROVE AVE. AND HAVE NO OBJECTIONS OR PROBLEMS WITH THE TRACTOR BEING PARKED ON THEIR PROPERTY. WE ALL AGREE THAT UNDER THE CIRCUMSTANCE'S THE PARKING SHOULD BE ALLOWED.

SINCERELY YOURS,

A handwritten signature in cursive script, reading "Lois Slaughter Olson". The signature is written in dark ink and is positioned below the "SINCERELY YOURS," text.

ATTENTION: Deputy Timothy Kotroco
401 Bosely Avenue
Room 405
Towson, MD 21207
February 9, 2000

This letter is concerning a tractor trailer at 3604 Forest Grove Avenue. When the owner starts the tractor early in the morning, it wakes me up out of my sleep. Also, the tractor shakes my windows.

Sincerely,

Mr & Mrs. Wilson
3606 Forest Grove Avenue

☒

see pages 5 & 6 of the CH

plat book

Lot #19
Block "E"

LCT*20

LA#18

LOCATION INFORMATION

ELECTION DISTRICT #3

COUNCILMANIC DISTRICT #2

1" = 200' SCALE mp# N.W 5-f

ZONING DR. 5.5

LOT SIZE 7500 SQ. FT.

Public Utilities

NO PRIOR ZONING HEARINGS

280

1-4-49
SCALE
1" = 20'

EDGE Mac

3604 FOREST GROVE AVE.

Pet Ex /

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Eugene W Smith
Stephanie Y. Bryant

ADDRESS

3604 Forest Grove Ave.
3604 Forest Grove Ave.





NAME

CHRISTINE CYPRESS

JUPITH BERGER

MARTIN BERGER

ARTHUR JOSEPHSON

ADDRESS

ADDRESS
Lockeport Improvement Assn
3510 Lockeport Dr 21207

3801 LOCHearn DR 21107

3821 LOCHEARN DR. 21207

3926 Patterson Ave

~~3026 Letter to All~~

LOCHEARN IMPROVEMENT ASSOCIATION, INC.

3810 Lochearn Drive

410-298-0518

Fax: 410-298-7599

Prot Ex #1

February 7, 2000

Mr. Lawrence Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Re: CASE NUMBER 00-280-A

3604 Forest Grove Ave Location: W/S of Forest Grove Ave., 252 feet S of centerline of Cedar Dr.
3rd Election District, 2nd Councilmanic District
Legal owner: Stephanie Bryant

Variance to permit a commercial vehicle with a gross vehicle weight of 17,500 pounds, in lieu of 10,000 pounds, to be parked on a residential lot.

Dear Commissioner,

The Lochearn Improvement Association, Inc. cannot and will not support any variance that we feel would jeopardize the conservation of the community of Lochearn.

In the spring and summer of 1999, this community conducted a survey to find out the concerns of the resident of our community. Community conservation and traffic were the number one and number two concerns of the residents of our community. In October of 1999 we conducted a community input meeting on traffic and the number one issue at that meeting was the volume of trucks and tractor-trailers that travel and park on our community streets.

While this organization has received complaints regarding Mr. Smith's tractor, we have also received calls praising Mr. Smith for being a good neighbor and friend. The Lochearn Improvement Association, Inc. cannot support a variance to permit a commercial vehicle with a gross weight of 17,560 pounds to be parked on a residential lot in our community. We do however, asked that any extended fines and penalties that may be levied upon Mr. Smith and Ms. Bryant be waived because they are good neighbors and upstanding members of our community.

The Lochearn Improvement Association, Inc. is in the process of developing a community plan with the help of the Office of Planning of Baltimore County. Our goal is community conservation. Allowing this variance would only open the door for the other owners of tractors to park in our community.

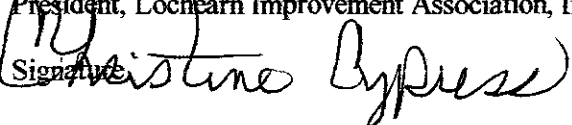
Help us conserve Lochearn, not turn our community into a truck stop!

Sincerely,

Christine Cypress

President, Lochearn Improvement Association, Inc.

Signature



Agenda

● Lochearn Improvement Association, Inc. Board Meeting

1/17/00

Lochearn Presbyterian Church

Meeting called by: Christine Cypress, President
Type of meeting: Board Meeting
Facilitator: Lochearn Presbyterian Church
Note taker: Olivia Smith
Attendees:

- ✓ Christine Cypress, president
- ✓ Olivia Smith, vice president
- ✓ Harland Williams, treasurer
- ✓ Margaret Harps
- ✓ Anna McLaughlin
- ✓ Cheryl Boston
- ✓ Earl Lowe
- ✓ Wilbert Archie
- ✓ Arthur Jefferson

Agenda topics

Call to order

Discussion: The meeting was called to order by the president, Christine Cypress, at 7:45 p.m.

Reading of minuts from last meeting

Discussion: ^{minutes} The ~~meeting~~ from the last meeting was not read. Secretary, Melvin Taylor was not present due to illness.

Conclusions: Christine Cypress and Olivia Smith recorded the minuts.

Christine Cypress
Jan. 15, 00

New Business

Discussion: Committee Gathering will be April 8, 00

Organization Concerns: Mr. Eugene Smith & Ms. Stephanie Bryant of 3604 Forest Grove Avenue have requested a written statement from the Lochearn Improvement Association stating no formal complaints have been made concerning the parking of their tractor in their yard.

After reviewing Mr. Smith and Ms. Bryant's letter and the pictures accompanying that letter, the board voted to deny the above-mentioned residents their request.

Mr. Earl Lowe, Chairperson of the zoning committee has received complaints about the parking of the tractor at 3604 Forest Grove Avenue.

A hearing before the zoning board has been scheduled for Monday, 02/07/00 at 11:00 a.m. in room 407 at the County Courts Building, 401 Bosley Avenue, Towson, MD

An informal meeting will be held at a later date to discuss other organizational concerns.

Conclusions: This organization cannot support any issue that would hinder the conservation of the Lochearn Community.

Action items: Members of the Board and member of the organization will attend the zoning board meeting 02/07/00.	Person responsible:	Deadline:

Ajournment

Discussion: The meeting adjourned at 9:15 p.m.

Observers: Ryan Coleman, Education Chairperson & Sedley Williams, Lochearn Church

Resource persons:

Special notes:

**1999 - 2000
Board Of Directors
Officers**

President.....	Christine Cypress
3810 Lochearn Drive.....	(410) 298-0518
Vice President.....	Olivia Smith
3740 Oak Avenue.....	(410) 298-8239
Treasurer.....	Harland Williams
3724 Cedar Drive.....	(410) 944-5547
Secretary.....	Melvin Taylor
3737 Oak Avenue.....	(410) 944-2056

DIRECTORS

Cheryl B. Boston.....	(410) 281-7710
3708 Cedar Drive	
Melvin Bulkley.....	(410) 484-3781
6627 Laurel Drive	
Arthur Jefferson.....	(410) 602-1526
3826 Patterson Avenue	
Dawn Jones.....	(410) 944-0688
3700 Patterson Avenue	
Earl S. Lowe.....	(410) 944-6459
3828 Cedar Drive	
Anna C. McLaughlin.....	(410) 944-7880
3734 Sylvan Drive	
Cynthia Mills.....	(410) 944-4152
3611 Forest Grove Avenue	
Wilbert Archie.....	(410) 298-7873
3615 Sylvan Drive	
Adele Ray.....	(410) 597-8304
3811 Lochearn Drive	
Joan Anderson.....	(410) 298-1089
6700 Laurel Drive	
Margaret Harps.....	(410) 944-0688
3700 Patterson Avenue	



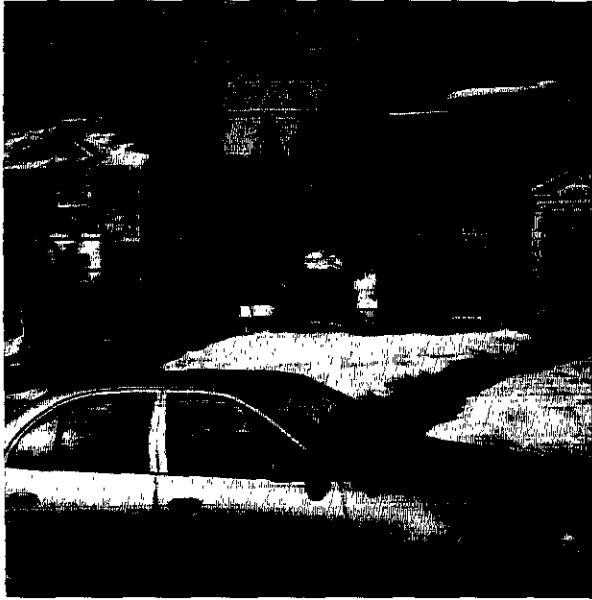
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

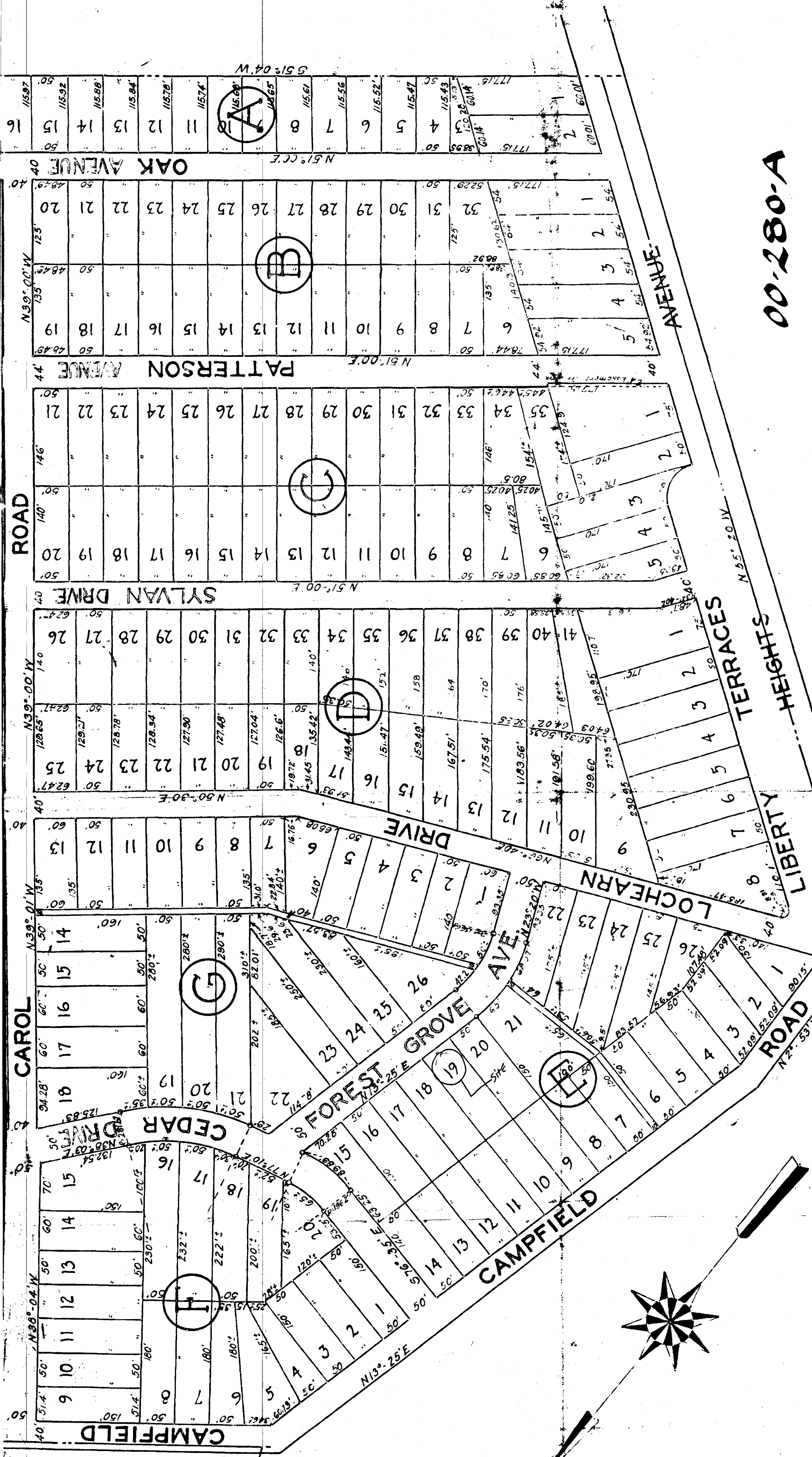
*Photographs
#00-280-A*

Census 2000









00-280-A

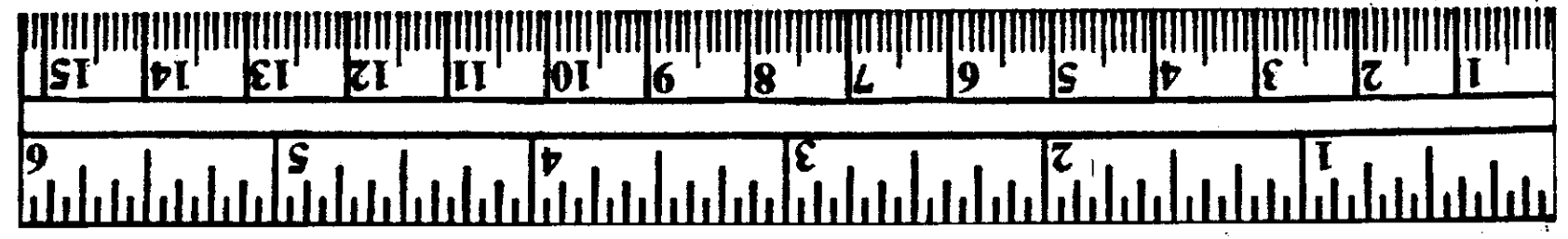
LOCHEARN

CALLOW PARK DEVELOPMENT CO.
OWNERS

SURVEYED & LAYOUT BY
J. SPENCE HOWARD
BALTO. MD.
CIVIL ENGR.
MAY 1924.

\$60.00

280



L-NE
P-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

THE BALTIMORE COUNTY COUNCIL

1996 COMPREHENSIVE ZONING MAP

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING**

OFFICIAL ZONING MAP

SCALE
1" = 200'

LOCATION

MIL FORT

PHOTOGRAPHY

JANUARY
1986

00-280-A

2. **2.**

SHEB

