

IN RE: PETITION FOR VARIANCE
W/S Evergreen Street, approximately
500' N of centerline Leland Avenue
15th Election District
5th Councilmanic District
(1908 Leland Avenue)

Ruth and John Dumer, III
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-405-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 owners of the subject property, Ruth and John Dumer. The variance request is for property located at 1908 Leland Avenue, which property is zoned ML-IM. The variance request is from Section 431 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the parking of a vehicle with a weight in excess of the permitted 10,000 lbs.

Appearing at the hearing on behalf of the variance request were John and Ruth Dumer, property owners and Mr. Dumer's mother, Kathleen Dumer, who is an adjacent property owner. Appearing in opposition to the Petitioners' request were Jay and Gerald Sellers, nearby property owners.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of .499 acres, more or less, zoned ML-IM. The subject property is improved with a two-story single family dwelling wherein Mr. and Mrs. Dumer reside. The property is located along Leland Avenue in the Middle River area of Baltimore County.

Mr. and Mrs. Dumer testified that they own a truck with a gross vehicle weight of 18,000 lbs. which was formerly a U-Haul moving van. Mr. Dumer utilizes this vehicle for the purpose of moving musical sound equipment which he does as a second occupation. Mr. and Mrs. Dumer's primary employment is with the Department of Defense. As a result of the zoning sweep of the Leland Road community, the Dumers, as well as others in that area, were cited with various code violations as a result of a zoning inspector canvassing the entire neighborhood. The Dumers had an old Camaro with

ORDER RECEIVED FOR FILING

DATE

6/7/00

by R. Dumer

no tags which was removed from the property and were cited for storing this truck. While the Petitioners removed the Camaro, they chose instead to request a variance to allow the truck to remain at the property. The Dumers have resided here for the past 12 years and have maintained the truck on the property for the past couple of years.

Appearing in opposition to the Petitioners' request were Jay Sellers and his son, Gerald Sellers. The Sellers are opposed to the commercial vehicle being stored on the Dumers' property. Mr. Sellers testified that he himself had a historic pick-up truck and also some commercial equipment which he had to remove from his property as a result of that same zoning sweep. Given that he was not able to keep his commercial vehicles on his property, he believes that the Dumers should have to remove the truck in question. Mr. Sellers opted not to request a variance for his commercial vehicles and has instead chosen to store it off-site. They request that the variance to allow the truck to remain be denied.

Based upon my observations at the hearing before me, it was quite evident that the tensions between these neighbors are very high. There are apparently other matters unrelated to this variance request that have caused these neighbors to not get along with one another. Based upon the testimony and evidence offered at the hearing relative to the storage of this former U-Haul truck on the property, I find that the Petitioners' variance request should be granted. The truck in question poses little disturbance to anyone given its remote location, and the fact that it is only used on a part time basis. Therefore, the variance shall be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

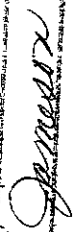
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED this 7th day of June, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 431 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the parking of a vehicle with a weight in excess of the permitted 10,000 lbs., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

By  MK:raj

ORDER RECEIVED FOR FILING

Date 6/17/00



Baltimore County
Zoning Commissioner

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

June 6, 2000

Mr. & Mrs. John Dumer, III
1908 Leland Avenue
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 00-405-A
Property: 1908 Leland Avenue

Dear Mr. & Mrs. Dumer:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Jay Sellers, Sr.
Mr. Gerald Sellers
1900 Leland Avenue
Baltimore, MD 21220



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1908 Leland Avenue

which is presently zoned ML-IM

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 BCZR to Permit RSD

Parking of Commercial Vehicles on Residential Property
SAID VEHICLE BEING - UNDER 18,000 LBS. BUT MORE THAN 10,000 LBS

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

Variance from 10,000 lbs to 18,000 lbs RSD

TO BE DETERMINED AT 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):

JOHN DUMER III

Name - Type or Print

Signature

RUTH DUMER

Name - Type or Print

Signature

1908 Leland Ave (W) 410-278-7848 (H) 410-687-8689

Address

Telephone No.

Balto

MD

21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 3/30/00

Case No. 00-405-A

RECEIVED 3/15/98

#405.

~~Zone~~ DESCRIPTION 1990 LELAND AVE

BEGINNING - AT A POINT ON THE NORTH SIDE
OF LELAND AVE. (A 50 FT. RIGHT OF WAY) AT A DISTANCE OF
1600 FT ± EAST OF WAMPLER RD. THENCE ALONG A PAPER
ROAD (EVERGREEN STREET 50' WIDE) A DISTANCE OF 450' ±
ALONG THE WESTERN RIGHT OF WAY OF SAID EVERGREEN
STREET TO THE POINT OF BEGINNING, BEING LOTS 13, 14 AND
15 IN THE SUBDIVISION OF MIDDLE RIVER AS RECORDED IN
PLAT BOOK 1 FOLIO 120, IN THE 15TH ELECTION DIST.
LOT SIZE .499 AC ±

The undersigned is responsible
for the accuracy of the information
in this petition as drawn by
Baker Co.

Keith S. Wilmer 3/30/00

00-405-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT # 405 No. 080478

DATE 3/30/00 ACCOUNT Realt 6150

AMOUNT \$ 50.00

RECEIVED FROM: DUMER

FOR: RV FILING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-405-A

CASHIER'S VALIDATION

PAID RECEIPT
DATE 3/30/2000 5/20/2000 09:06:21
RECEIVED OFFICE OF BUDGET & FINANCE
DEPT 5 528 200000 PERMUTATION
RECEIVED BY 130319
CR NO. 080478
RECEIVED BY
COUNTY CLERK
BALTIMORE COUNTY, MD 21201

CERTIFICATE OF POSTING

**RE: CASE # 00-405-A
PETITIONER/DEVELOPER
(John Dumer, III)
DATE OF Hearing
(5-10-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

1908 Leland Ave. Baltimore, Maryland 21220_____

THE SIGN(S) WERE POSTED ON_____ 4-24-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

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 #00-405-A

1908 Leland Avenue
W/S. Evergreen Street, approximately 500' N. of centerline Leland Avenue.
15th Election District
5th Councilmanic District
Legal Owner(s):
Rita & John Diner, III

Variance: from Section 431 to permit parking of a commercial vehicle over 10,000 pounds on residential property.

Hearing: Wednesday, May 10, 2000 at 9:00 a.m. in Room 100, County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please contact the Zoning Commissioners' Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.

UT/4/762 Apr. 26 C386324

CERTIFICATE OF PUBLICATION

TOWSON, MD, 4/27, 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 4/25, 2000.

S. Wilkins
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1908 Leland Avenue, N/S Leland Ave,
1600' E of Wampler Rd, 450' N of W/S Paper Rd
15th Election District, 5th Councilmanic

Legal Owner: John & Ruth Dumer III
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-405-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.

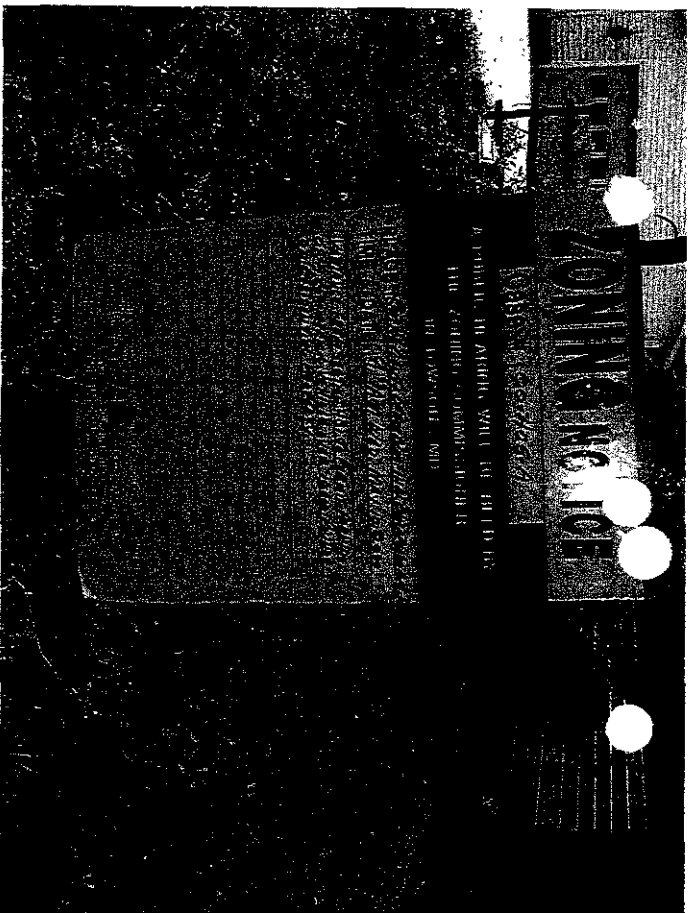
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 17th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to John & Ruth Dumer III, 1908 Leland Avenue, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Posted at 1908 Leland Ave.



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

April 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: 00-405-A

1908 Leland Avenue

W/S Evergreen Street, approximately 500' N of centerline Leland Avenue

15th Election District – 5th Councilmanic District

Legal Owner: Ruth & John Dumer, III

Variance from Section 431 to permit parking of a commercial vehicle over 10,000 pounds on residential property.

HEARING: Wednesday, May 10, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon
Director

C: Ruth & John Dumer, III, 1908 Leland Avenue, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 25, 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
Tuesday, April 25, 2000 Issue – Jeffersonian

Please forward billing to:

John Dumer
1908 Leland Avenue
Baltimore, MD 21220

410-687-8689

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: 00-405-A

1908 Leland Avenue

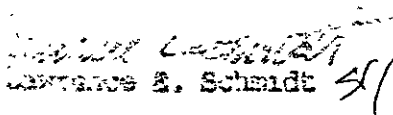
W/S Evergreen Street, approximately 500' N of centerline Leland Avenue

15th Election District – 5th Councilmanic District

Legal Owner: Ruth & John Dumer, III

Variance from Section 431 to permit parking of a commercial vehicle over 10,000 pounds on residential property.

HEARING: Wednesday, May 10, 2000 at 9:00 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.

**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: 00-405-A
Petitioner: JOHN & RUTH DUMER
Address or Location: 1908 LELAND AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Dumer
Address: 1908 Leland Ave
Balto, Md 21220
Telephone Number: 687-8689

Revised 2/20/98 - SCJ



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 5, 2000

Mr. & Mrs. John and Ruth Dumer
1908 Leland Avenue
Baltimore MD 21220

Dear Mr. & Mrs. Dumer:

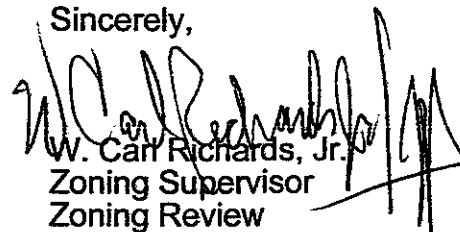
RE: Case Number 00-405-A , 1908 Leland Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 30, 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,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: May 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for April 17, 2000
Item Nos. 398, 399, 400, 401, 402,
403, 405, 406, 408, 409, 410

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

April 18, 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 **APRIL 10, 2000**

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM #'S.

398, 399, 401, 402, 403, 405, 406, 408, 409, 410,

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: May 12, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 10, 2000

RBS/AC

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
399	4823 Vicky Road
401	16 Woodholme Avenue
402	9 Van Yerrell Court
403	1220 East Joppa Road
404	4 Fourth Street
405	1908 Leland Avenue
406	2120 Turkey Point Road
407	5413-5417 East Drive
408	320 Bonnie Meadow Circle
409	8605 David Avenue
410	Lots 163-165 Walnut Street

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: April 7, 2000

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson – DT
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 405
PETITIONER: John Dumer, III & Ruth Dumer

VIOLATION CASE NO.: 00-1124

LOCATION OF VIOLATION: 1908 Leland Ave.

DEFENDANT(S): John Dumer, III & Ruth Dumer

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/dt/mc

5/1/0

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 13, 2000

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

APR 12

SUBJECT: 1908 Leland Avenue

INFORMATION:

Item Number: 405

Petitioner: John Dumer, III

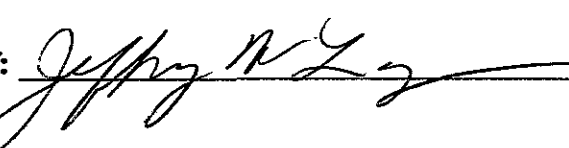
Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Per Section 431.A of the Baltimore County Zoning Regulations, "A commercial vehicle exceeding 10,000 pounds gross vehicle weight or gross combination weight may not be parked on a residential lot for a period exceeding the time essential to the immediate use of the vehicle." The Office of Planning does not view the 10,000 pound limitation as constituting a height or area requirement that could be varied; therefore, consistent with past practice in these cases, the Office of Planning recommends that the applicant's request be denied.

Prepared by:  _____

Section Chief:  _____

AFK: MAC: _____



**Maryland Department of Transportation
State Highway Administration**

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

Date: 4 - 10 - 00

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

RE: Baltimore County
Item No. 405 JLL

Dear Ms. Jackson:

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,

1c 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

Protestant's

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Jay Sellers SR

1900 Leland Ave Belts MD 21220

Gerald Sellers co-owner

1900 Leland Ave Belts MD 21220



May 1, 2000

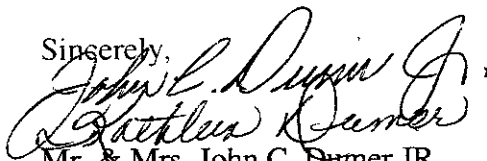
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

We **support** of the Request for Variance from Section 431 to permit parking of a commercial vehicle over 10,000 pounds on residential property, filed by John and Ruth Dumer, 1908 Leland Avenue, Baltimore Maryland 21220.

We own **all** the wooded, undeveloped land adjacent to their property. In addition, we reside approximately 300 feet from their property and do not object to the visual implications of parking the commercial vehicle. The vehicle does not cause any sound or traffic problems.

Sincerely,

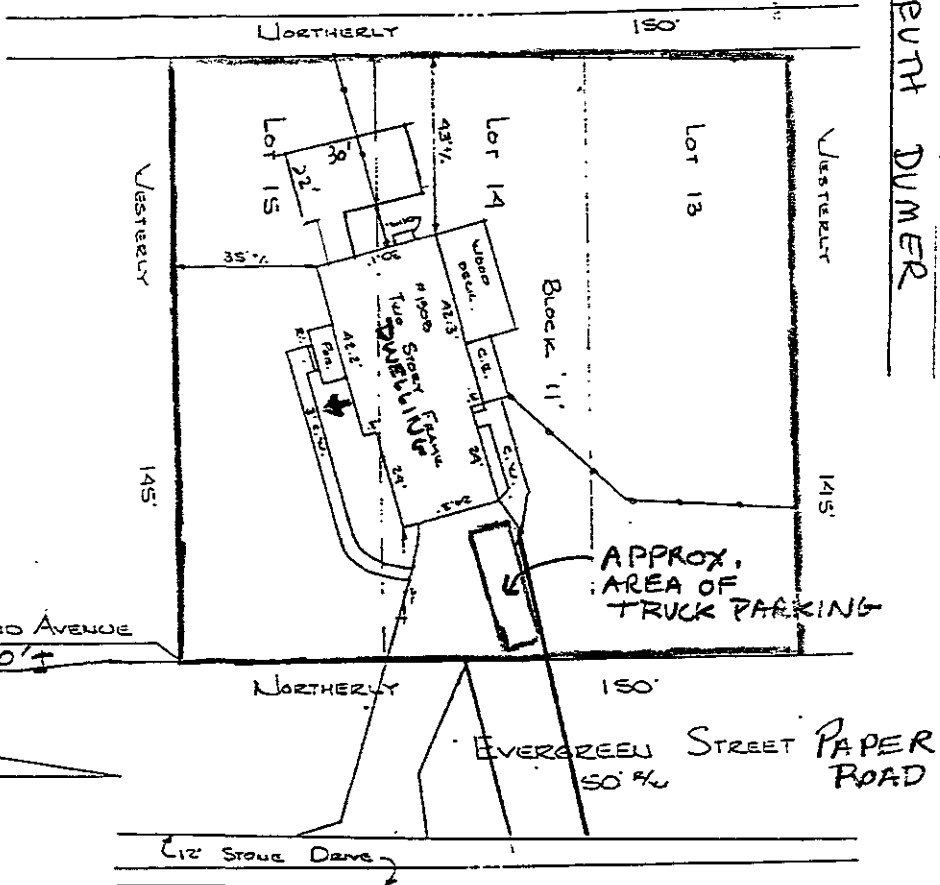
A handwritten signature in cursive script, appearing to read "John C. Dumer Jr.", written over the printed name.

Mr. & Mrs. John C. Dumer JR
1906 Magnolia Avenue
Baltimore, Maryland 21220

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

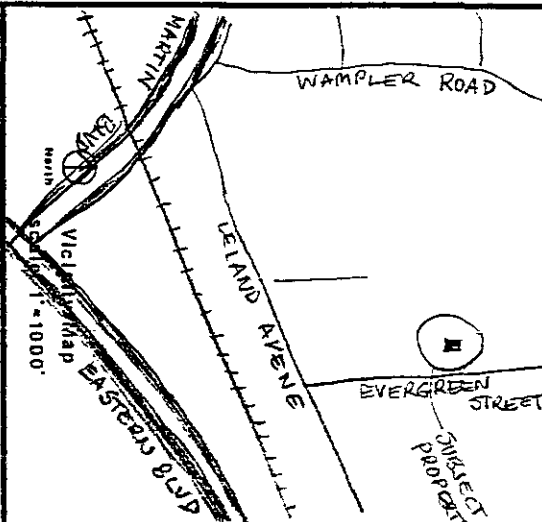
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1908 Leland Avenue
 Subdivision name: Middle River
 plat book # 1, folio # 120, lot # 13, 14, section # 11
 OWNER: JOHN & EVYTH DUMER



North
 date: 3/28/00
 prepared by: RSD

Scale of Drawing: 1" = 50'
 1600' TO WAMPLER RD.
 LELAND AVE.



LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5
 1" = 200' scale map: NE 41
 Zoning: 499 22,500
 Lot size: acreage square foot

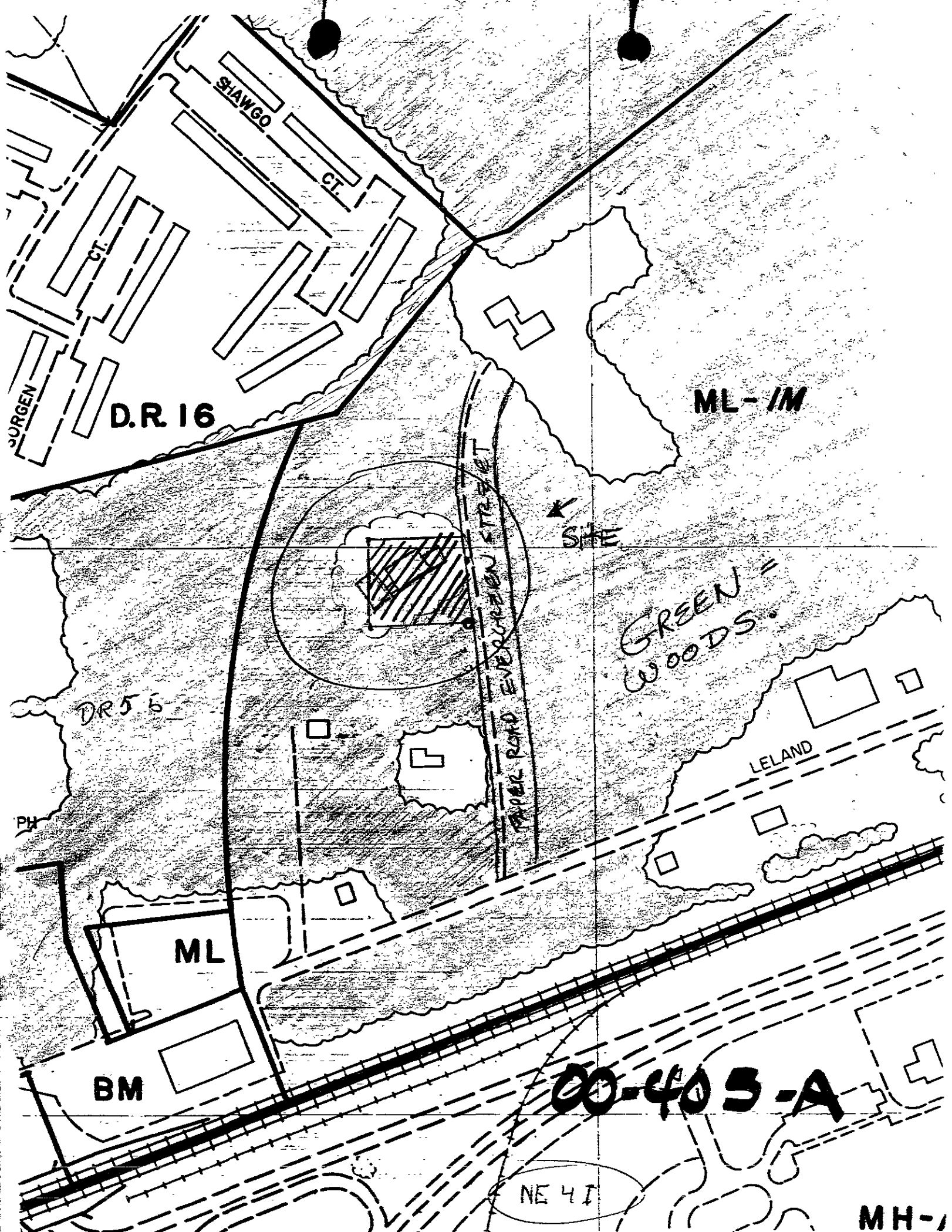
Chesapeake Bay Critical Area: ☐ YES ☒ NO
 5/17/95 NOT IN FLOOD PLAIN
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
 reviewed by: IL ITEM #: 405 CASE#:

00-405-A

Pet. Ex #1
 -15-

Pet Ex #1



D.R. 16

ML-IM

SHE

GREEN WOODS.

LELAND

ML

BM

00-405-A

NE 41

MH-1



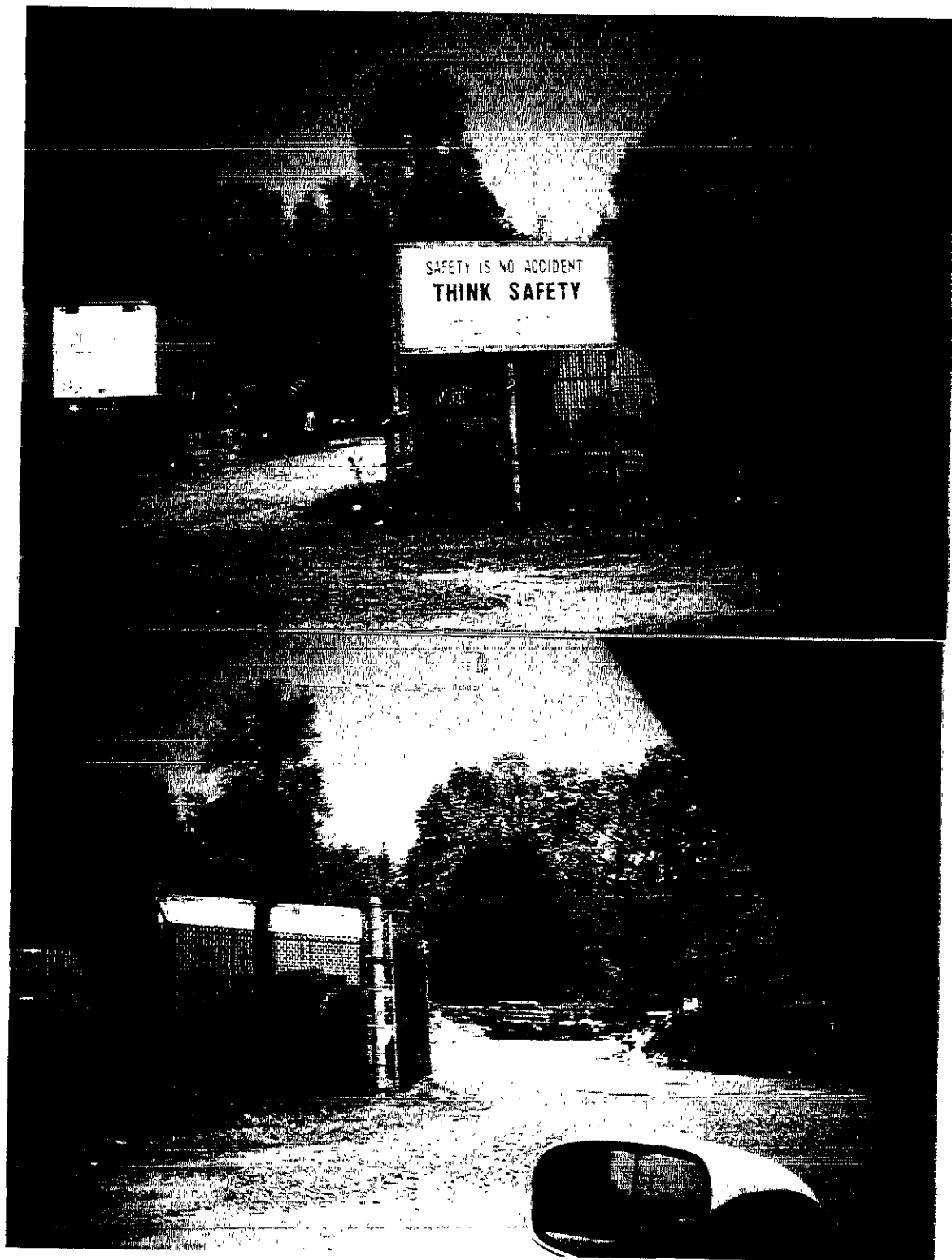
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

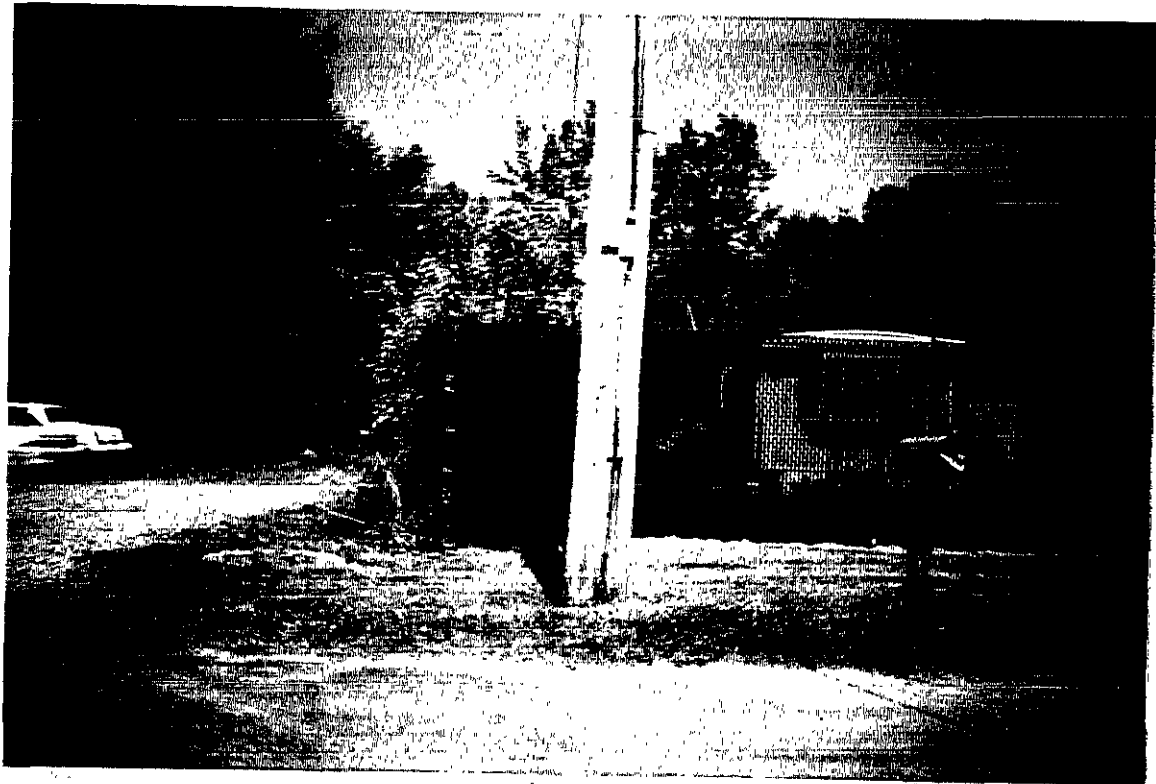
Photographs
#00-405-A

Census 2000





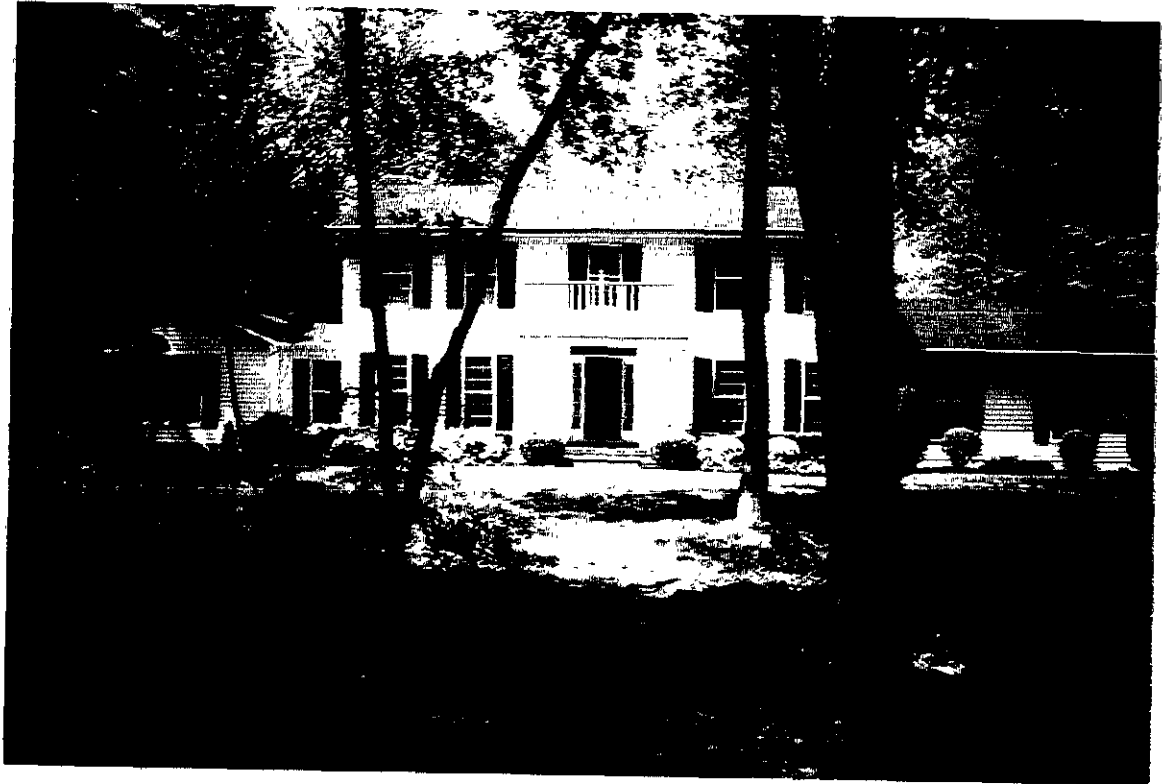




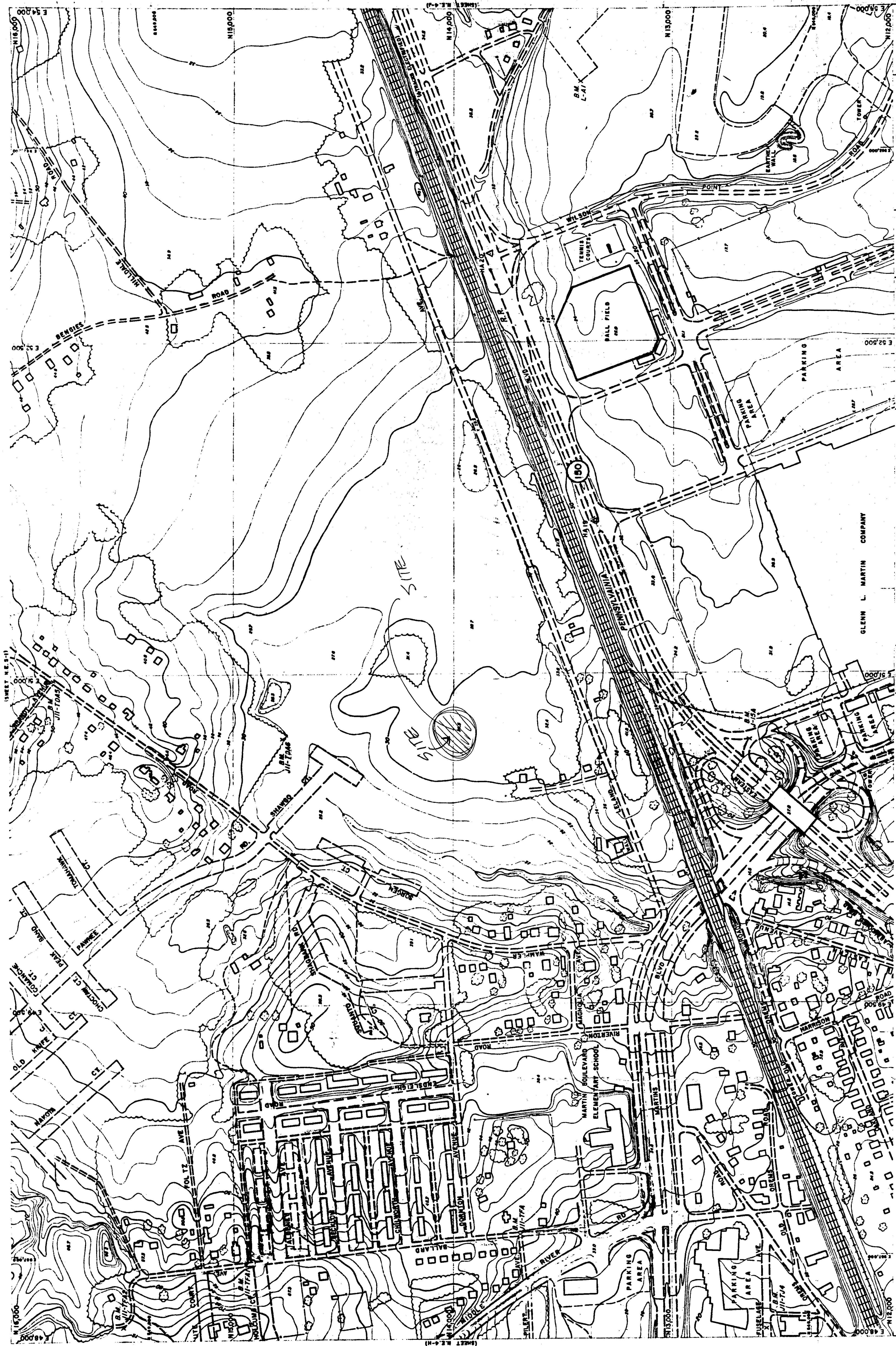








RM 123
LOCATE
ADDRESS



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	MIDDLE RIVER	N 4-1
DATE OF PHOTOGRAPHY		DATE OF PHOTOGRAPHY		
DEC. 1954		DEC. 1954		
Topography Compiled By Photogrammetric Methods AERIAL SURVEY CORP. LANSING, MICH.				

00-405-A