

IN RE: PETITION FOR VARIANCE  
N/S Turkey Point Road, 90' W  
centerline of Sue Grove Road  
15<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
(2120 Turkey Point Road)

Kenneth E. & Jacqueline M. Bull, Sr.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-406-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, Kenneth and Jacqueline Bull. The Petitioners are requesting a variance for property they own at 2120 Turkey Point Road, located in the Essex area of Baltimore County. The variance request is from Section 431.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a commercial vehicle exceeding 10,000 lbs. gross vehicle weight to be parked in the side yard of a principal dwelling.

Appearing at the hearing on behalf of the variance request were Mr. and Mrs. Bull. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.76 acres, more or less, and is zoned D.R.3.5. The subject property is improved with a one-story brick ranch dwelling with an attached carport. There also exists an in-ground swimming pool in the rear of the property. On the driveway to the side of the existing carport, the Petitioner has been parking his freight liner tractor. Mr. and Mrs. Bull have owned the subject property six years and the parking of Mr. Bull's commercial truck has occurred that entire time.

Mr. Bull testified that he is the owner/operator of his truck and during the majority of the year only brings the truck to the property once or twice a month for overnight purposes. The reason for bringing the truck to the property is to clean the interior of the truck and to change the linens and bed sheets. Mr. Bull is a long-distance trucker and during other times stores the tractor itself at a truck

ORDER RECEIVED FOR FILING

Date 5/23/00  
BY J. J. [Signature]

terminal on North Point Road in Dundalk. However, as stated previously, he will bring the truck to the property for the purpose of cleaning and maintaining the linens and the inside of the truck itself.

Mr. Bull also testified that during the cold months of the year, when temperatures drop below 30 degrees, he will store his tractor for longer periods at his property in order to keep the diesel engine plugged into his electrical hook-up. This allows him to start the truck with ease in the morning and leave the property. Therefore, during the months where temperatures drop below 30 degrees, his truck will be stored on his property for longer periods of time. He has stored his truck on the property without objections from any of his immediate neighbors for the past 6 years.

In addition to this testimony, Mr. Bull submitted into evidence a petition signed by each and every one of his immediate neighbors surrounding his property, particularly the two residential dwellings located immediately adjacent to his property where the truck is parked, all of whom support Mr. Bull in his continued parking of his truck on his property. The parking of Mr. Bull's truck on his property has never been a nuisance to any of his surrounding neighbors and he is simply asking permission to continue to store his truck as he has done over the past 6 years.

Photographs of the property show that Mr. Bull maintains his house and grounds in a neat and orderly fashion and that the truck is stored in a fashion that its visibility is diminished from Turkey Point Road. The truck itself is not much larger than a small motor home or a boat on a trailer. After considering the testimony and evidence offered at the hearing, as well as the full support of Mr. Bull's neighbors and the lack of opposition at the hearing before me, I find that the Petitioners' request for variance should be granted subject to the conditions and restrictions imposed at the end of this Order.

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;

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DATE 5/23/00  
BY R. J. JENSEN

- 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 23<sup>rd</sup> day of May, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 431.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a commercial vehicle exceeding 10,000 lbs. gross vehicle weight to be parked in the side yard of a principal dwelling, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- (1) The Petitioner shall be permitted to continue to bring his commercial vehicle home to his property two nights per month for overnight parking privileges. This 2 night overnight parking privilege shall be during the months of the year where temperatures are regularly above 30 degrees and when it is not necessary for the Petitioner to connect his vehicle to an electrical hook-up. During the colder months of the year, when temperatures are routinely below 30 degrees, the Petitioner shall be permitted to park the vehicle at his dwelling for longer, extended periods of time.

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DATE 5/23/00  
BY J. J. Johnson

- (2) The variance granted herein shall be for Mr. Bull only and shall not be transferable to any future purchaser or lessee of the subject dwelling. The purpose of granting this variance is to allow Mr. Bull to continue to park his commercial vehicle at the property as he has done for the past 6 years without objections from his immediate neighbors.

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

TMK:raj

COMMUNITY FOR PLANNING  
5/23/00  
R. J. Gannon



Baltimore County  
Zoning Commissioner

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

May <sup>23</sup> 22, 2000

Mr. & Mrs. Kenneth Bull, Sr.  
2120 Turkey Point Road  
Baltimore, Maryland 21221

Re: Petition for Variance  
Case No. 00-406-A  
Property: 2120 Turkey Point Road

Dear Mr. & Mrs. Bull:

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

*per phone call received from  
Mrs. Nichols 5/22/00, copy of decision  
mailed to her:*

Mrs. Nichols, President  
Rockaway Beach Association  
721 Rockaway Beach Avenue  
Baltimore, Maryland 21221



Census 2000





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2120 Turkey Point Rd.  
which is presently zoned DR 3.5

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.B.1 (B.C.Z.R.)

TO PERMIT A COMMERCIAL VEHICLE EXCEEDING 10,000 POUNDS GROSS VEHICLE WEIGHT (19860 G.V.W.) TO BE PARKED IN THE SIDE YARD OF THE PRINCIPAL RESIDENCE OF THE OWNER / OPERATOR

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

\* 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):**

Kenneth Edward Bull, Sr.  
Name - Type or Print \_\_\_\_\_  
Kenneth Edward Bull Sr.  
Signature \_\_\_\_\_  
Jacqueline Mary Bull  
Name - Type or Print \_\_\_\_\_  
Jacqueline Mary Bull  
Signature \_\_\_\_\_  
2120 Turkey Point Rd. (410) 574-6091  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore, Md. 21221  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Kenneth & Jacqueline Bull  
Name \_\_\_\_\_  
2120 Turkey Point Rd. (410) 574-6091  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Balto., Md. 21221  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING  
Reviewed By LTN Date 3/30/00

Case No. 00-406-A

ORIGINAL RECEIVED FOR FILING

Date 5/23/00  
By [Signature]  
REC'D 9/15/98

Zoning Description For 2120 Turkey Point Road

Beginning at a point on the north side of Turkey Point Road which is 21 feet wide at the distance of 90 feet <sup>WEST</sup> of the centerline of the nearest improved intersecting street Sue Grove Road which is 40 feet wide.

THENCE;  
x

EXHIBIT "A"

Beginning for the same at a point in the centre of Turkey Point Road on the 18th or South 64 degrees 35 minutes East 650 foot line of the 17.74 acre tract of land which by deed dated May 11, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. 1029 folio 436 was conveyed by Michael Pelczar and wife to Frederick L. Decker and wife said point of beginning being North 64 degrees 35 minutes West 277.90 feet reversely from the end of said 18th line and thence running and binding reversely on part of the said 18th line along the centre of Turkey Point Road North 64 degrees 35 minutes West 147.10 feet to the beginning of the 2nd line of that parcel of land which by deed dated January 29, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3952 folio 321 was conveyed by Joseph Hughes and wife to Robert M. Haddox and wife thence leaving Turkey Point Road and running with and binding on said 2nd line North 25 degrees 25 minutes East 250 feet and thence running for two new lines of division as follows: - South 52 degrees 04 minutes East 180 feet and South 33 degrees 08 minutes West 212.95 feet to the place of beginning. The improvements thereon being known as No. 2120 Turkey Point Road.

00-406-A

#406

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. **080479**

DATE 2/1/79 ACCOUNT Residual 61128

AMOUNT \$ 50.00

RECEIVED FROM: WELLS FARGO

FOR: CHIEF CLERK

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PAYEE: WELLS FARGO      THE  
DATE: 2/1/79      3/30/2000 12:00:47  
REQ NO: 5      CASHIER WITE MFS INVOICE  
RECEIPT # 15302      BALTIMORE COUNTY DEPT OF BUDGET  
EX REF: 080479      50.00  
Receipt Tot 50.00  
50.00 PK 00 05  
Baltimore County, Maryland

CASHIER'S VALIDATION

**00-406-A**

**A-004-3**



# CERTIFICATE OF POSTING

RE: Case No.: 00-406-A

Petitioner/Developer: JACQUELINE MARY  
+ Kenneth Edward Bull SA  
2120 Turkey Point Rd. Balt Md 21221

Date of Hearing/Closing: 10 MAY 2000

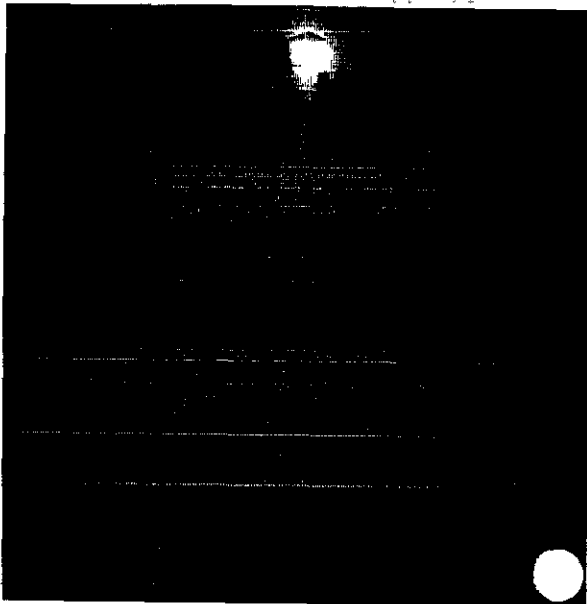
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

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 2120 Turkey Point Rd, Essex md  
21221

The sign(s) were posted on 25 APR 2000  
(Month, Day, Year)



Sincerely,

[Signature] 25 APR 2000  
(Signature of Sign Poster and Date)

Robert A. BLACK  
(Printed Name)

1508 Leslie Rd  
(Address)

Dundalk md 21222  
(City, State, Zip Code)

410-282-7940  
(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: #00-406-A

2120 Turkey Point Road

N/S Turkey Point Road, 90' W

of Gentleline Sue Grove Road

15th Election District

5th Councilmanic District

Legal Owners: Jacqueline Mary & Kenneth Edward Bull, Sr.

Variances: from Section 431 to permit parking of a commercial vehicle exceeding 10,000 pounds in the side yard of residential property.

Hearing: **Wednesday, May 10, 2000** at 10:00 a.m. in

Room 106, County Office Building, 111 W. Chesapeake

Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

Baltimore County

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

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-8381

TTA761 AdL 26

0388224

**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. Wilkinson*  
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE  
2120 Turkey Point Road, N/S Turkey Pt Rd,  
90' W of c/l Sue Grove Rd  
15th Election District, 5th Councilmanic

Legal Owner: Kenneth & Jacqueline Bull, Sr.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-406-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 Kenneth E. & Jacqueline M. Bull, Sr., 2120 Turkey Point Road, Baltimore, MD 21221, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN



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: 00-406-A  
2120 Turkey Point Road  
N/S Turkey Point Road, 90' W of centerline Sue Grove Road  
15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Jacqueline Mary & Kenneth Edward Bull, Sr.

Variance from Section 431 to permit parking of a commercial vehicle exceeding 10,000 pounds in the side yard of residential property.

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

  
Arnold Jablon  
Director

C: Jacqueline & Kenneth Bull, Sr., 2120 Turkey Point Road, Baltimore 21221

- 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:

Kenneth & Jacqueline Bull  
2120 Turkey Point Road  
Baltimore, MD 21221

410-574-6691

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## 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: 00-406-A

2120 Turkey Point Road

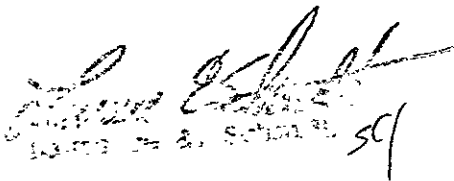
N/S Turkey Point Road, 90' W of centerline Sue Grove Road

15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Jacqueline Mary & Kenneth Edward Bull, Sr.

Variance from Section 431 to permit parking of a commercial vehicle exceeding 10,000 pounds in the side yard of residential property.

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



LAWRENCE E. SCHMIDT  
501

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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-406-A  
Petitioner: Kenneth & Jacqueline Bull  
Address or Location: 2120 Turkey Point Rd. Balto., Md. 21221

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Kenneth & Jacqueline Bull  
Address: 2120 Turkey Point Rd.  
Balto., Md. 21221  
Telephone Number: (410) 574-6691

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. Kenneth and Jacqueline Bull  
2120 Turkey Point Road  
Baltimore MD 21221

Dear Mr. & Mrs. Bull:


RE: Case Number 00-406-A , 2120 Turkey Point Road

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: *RWB* 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 - JR  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 406  
PETITIONER: Kenneth Edward Bull, Sr. & Jacqueline Mary Bull

VIOLATION CASE NO.: 97-4771 and 00-613

LOCATION OF VIOLATION: 2120 Turkey Point Rd.

DEFENDANT(S): Kenneth Edward Bull, Sr. & Jacqueline Mary Bull

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/jr/mc

Jim  
5/10

# 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 2

**SUBJECT:** 2120 Turkey Point Road

**INFORMATION:**

**Item Number:** 406

**Petitioner:** Kenneth Edward Bull, Sr.

**Zoning:** DR 3.5

**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. 406

LTM

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

*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

My neighbor, Kenneth E. Bull, Sr., of 2120 Turkey Point Rd., has applied for a variance from the Baltimore County Zoning Board, which would allow him to bring his commercial vehicle home, and park it on the side of his home or in the rear yard. I have no objection to the granting of the variance.

<u>name</u>	<u>address</u>	<u>phone # if possible</u>
Marc C. Garcia	2117 Turkey Point	410-335-0557
William Mordegg	702 Sue Grove Rd.	410-574-4849
Fred Fly	704 SUE GROVE RD	410-686-7952
Fernan Bellow	706 Sue Grove Rd.	410-391-8720
Philip Krolczyk	708 SUE GROVE RD	410-780-0627
Ronald R. Hagg	2114 TURKEY POINT RD	410 391-0812
John A. Moore	2112 TURKEY PT. RD	410-686-4288
Dennis M. [unclear]	921 Sue Grove Rd.	391-1589
Vince Contino	2116 TURKEY POINT RD	410 574 4817
Charles J. Reed	610 Greyhound Rd	410-682-5135 410-687-9705
Woodrow S Clayton	606 GREYHOUND RD	
Mel Carter	2115 Turkey Pt. Rd.	410-391-8578
Jensara Messer	2126 " " "	410-686-4407



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and  
Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmenforce@co.ba.md.us  
pdinspect@co.ba.md.us

February 5, 2002

Mr. Kenneth E. Bull, Sr.  
2120 Turkey Point Road  
Baltimore, Maryland 21221

Dear Mr. Bull:

Re: Case No. 00-406-A, 2120 Turkey Point Road

The week of January 28, 2002, I received a call from a resident of the area concerning the parking of a commercial vehicle on 2120 Turkey Point Road. While that individual failed to identify himself, he was very knowledgeable of the deputy zoning commissioner's decision in Case No. 00-406-A (enclosed). Of chief concern, was your alleged failure to comply with restriction No. 1 of the variance order by bringing the commercial vehicle to 2120 Turkey Point Road for overnight parking for as much as seven days straight. Further, during this time frame the weather never was below 30 degrees in the evening hours.

In summary, someone is watching the commercial vehicle activities taking place from your residence. If they should gather evidence that compliance with the variance order is not taking place and they are willing to testify, the potential to face a monetary fine of \$200 per day will take place.

Hopefully, this letter will prevent such action. If you should wish to further discuss this matter, please contact me at 410-887-8094.

Sincerely,

A handwritten signature in black ink, appearing to read "James H. Thompson".

James H. Thompson  
Code Inspections and  
Enforcement Supervisor

JHT/hek  
Enclosure

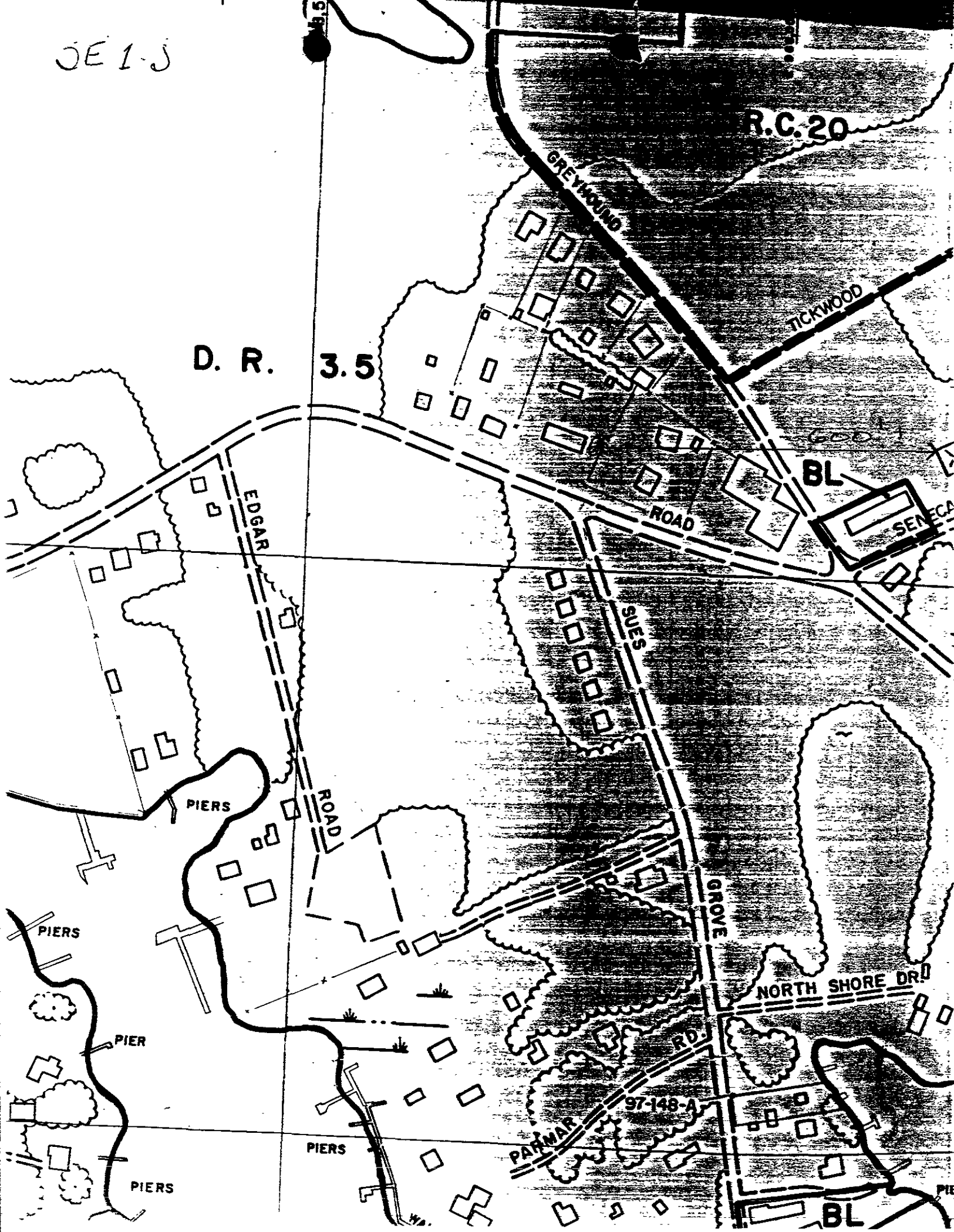
Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

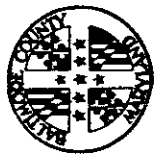






JE 1-J



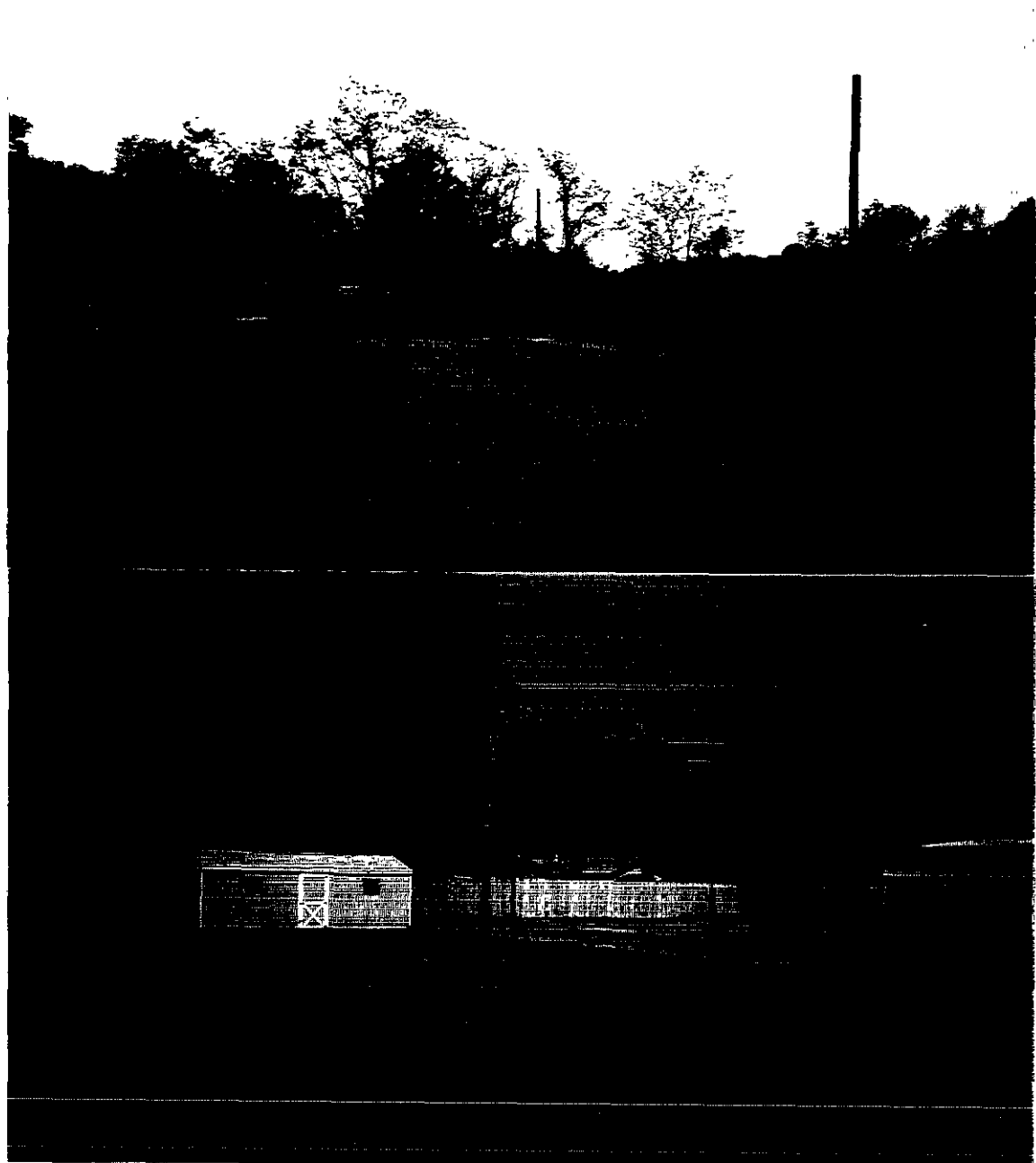
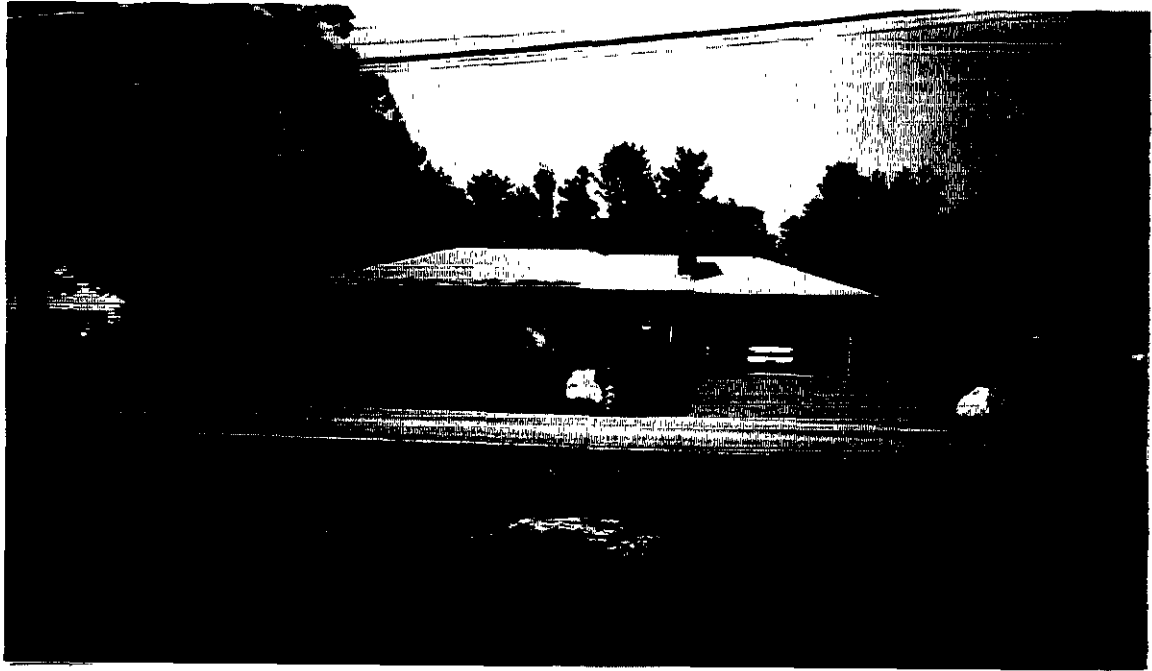


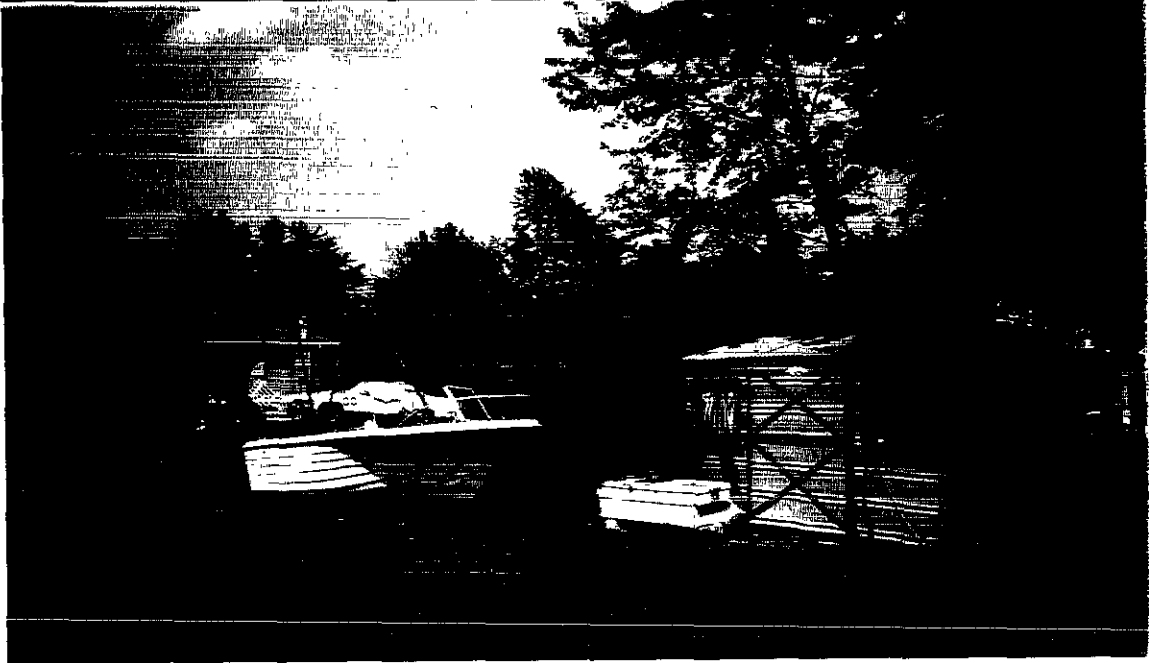
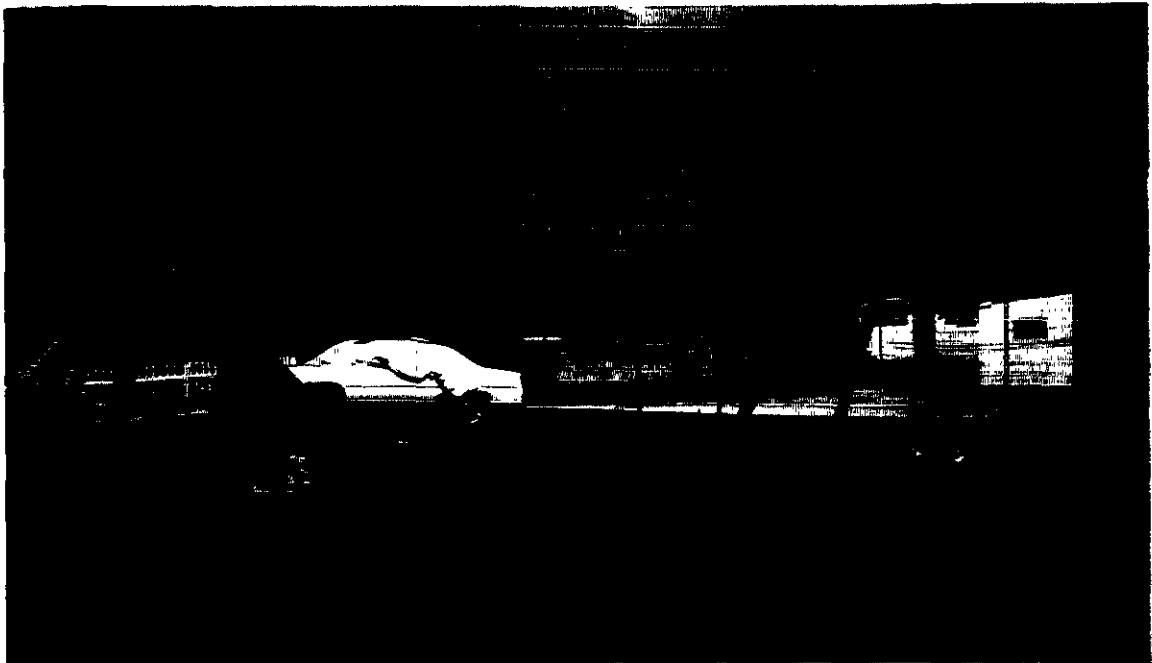
Baltimore County Zoning Commissioner  
Office of Planning  
Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204

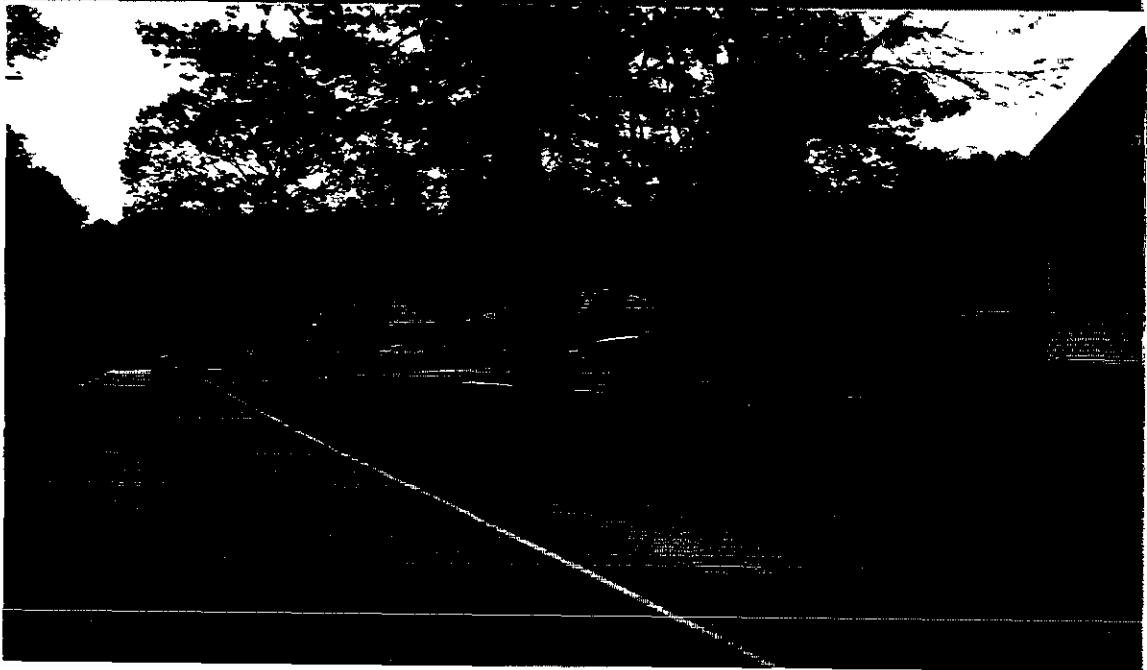
*Photographs  
#00-406-A*

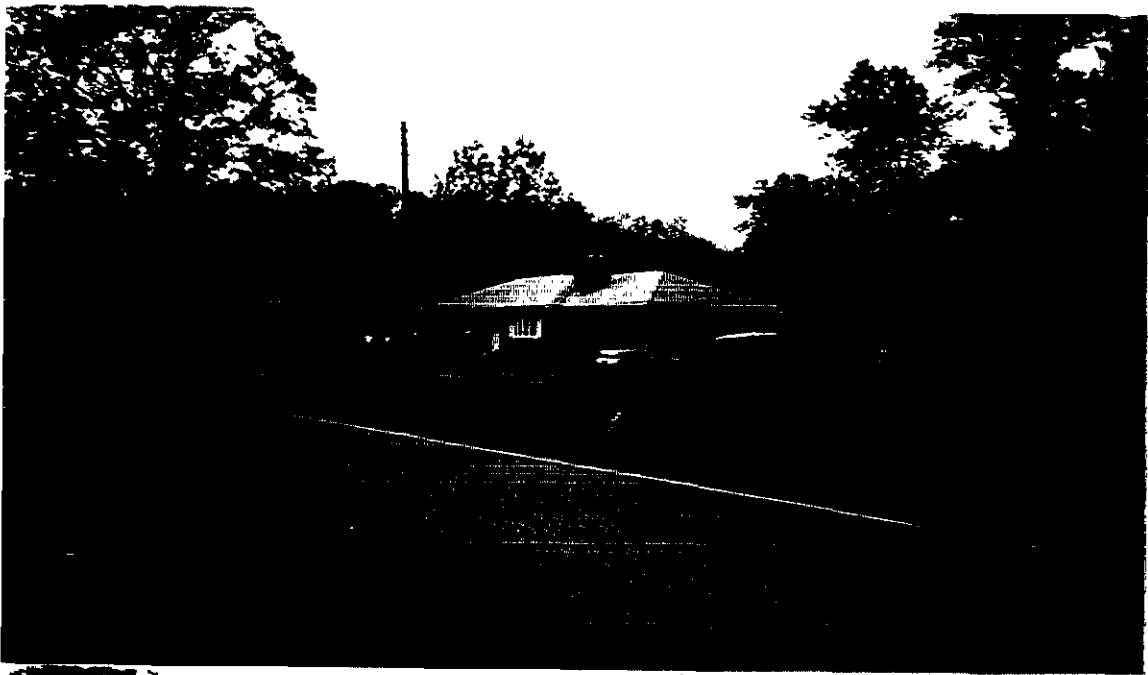
Census 2000



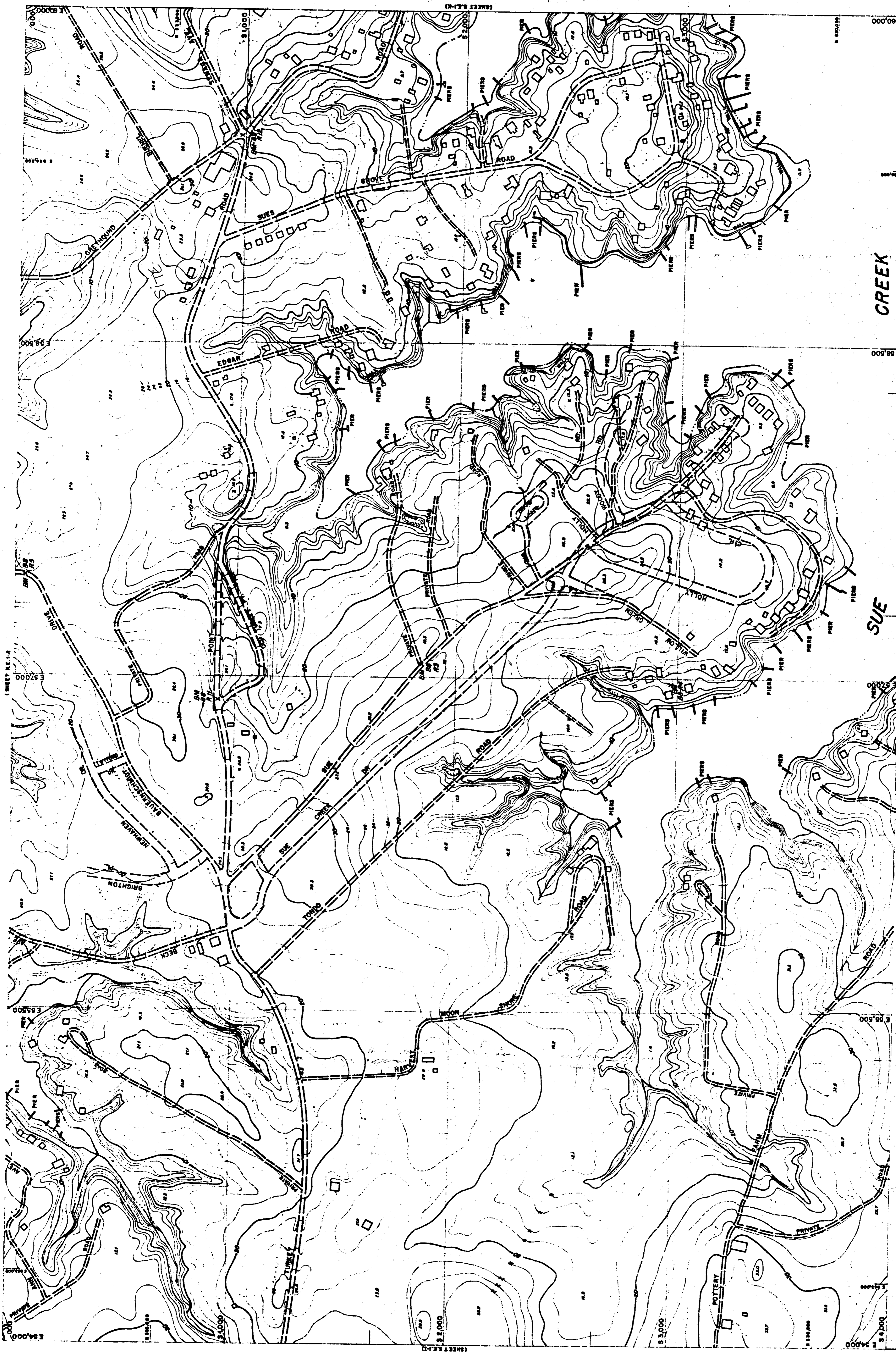








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REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TURKEY POINT	S.E.
	10/17/64	DATE OF PHOTOGRAPHY		1-U
		DEC. 1954		

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

1-SE Z-SW  
E-NE Z-NW

00-406-A