

IN RE: PETITION FOR SPECIAL HEARING

S/S Walnut Street, 165' SW
centerline of Rolling Road
13th Election District
1st Councilmanic District
(Lots #163 & #165, Walnut Street)

Herman L. Major, Contract Purchaser
CSX Transportation, Inc., Owner
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-410-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, CSX Transportation, Inc. and the contract lessee, Herman Major. The special hearing request is for an unimproved parcel of property located on Walnut Street in the Relay area of Baltimore County. The special hearing request is to allow the continued storage of 5 recreational vehicles on a lot not improved with a principal dwelling.

Appearing at the hearing on behalf of the special hearing request were Herman Major, contract purchaser, Mr. & Mrs. Lewis Lane, Sr., Michael M. Penny, Betty Major, Ronald Miner and Helen Miner. Appearing in opposition to the Petitioners' request were several residents of the surrounding community, namely Steven Sweet, Kathy Sweet, Doreen DeSa, Leda Sweet, Dylan Megarity and Kathleen Pryor.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.24 acres, more or less, zoned D.R.5.5. The subject property is unimproved at this time. At the present time, the Petitioners are storing 5 recreational vehicles on the subject property which consists of one camper, three boats and one jet ski. There are no structures on the subject site.

ORDER RECEIVED FOR FILING

Date

5/23/00

By

R. Jensen

Mrs. Betty Major testified that she and her husband have leased the subject property from CSX for the past 20 years. Mrs. Major's parents lived across the street from the subject property and Mrs. Major's sister resides there at this time. The property which is the subject of this hearing was a long time dump, overgrown with weeds, whereupon individuals dumped trash and debris. Mrs. Major, as well as others, took it upon themselves to lease the subject property from CSX, clean up all the junk and debris from the site, cut and manicure the weeds from the property and utilize the subject property for the purpose of storing recreational vehicles, as well as creating a small picnic area for their family. They have used the subject property in this fashion for the past 20 years. Mrs. Major testified that there have always been 5 recreational vehicles stored on the property for the past 2 decades and they have regularly maintained the property during that time.

Mrs. Major further testified that she currently resides in a townhouse dwelling and is unable to store her recreational vehicle at her property. Furthermore, a friend of hers, Mr. Ronald Miner, also stores his recreational vehicles on the property. Mrs. Major does not own any property along Walnut Street, but her sister does reside in the home where Mrs. Major's parents once lived. The Petitioners are simply requesting that the continued storage of 5 recreational vehicles on the property be allowed to continue.

As stated previously several residents of the surrounding community appeared in opposition to the Petitioners' request. Also represented at the hearing was the Relay Improvement Association who was represented by Kathleen Pryor. The testimony of the protestants was that they object to the open storage of these recreational vehicles in that they believe them to be an eyesore and out of character with the surrounding residential community. The Relay Improvement Association has undertaken major efforts to bring all properties within

their area into compliance with Baltimore County Zoning Regulations. Testimony indicated that they have not singled out Mrs. Major's property, but that this particular parcel was caught in an overall sweep of the neighborhood by zoning inspectors. These protestants request that the RV's be removed from the property and the property returned to its natural condition.

The residents who appeared in support of the continued storage of the RV's are concerned that if Mrs. Major is made to remove the RV's that the property will no longer be maintained and will revert back to the unkempt condition that it was when Mrs. Major cleaned the property up some 20 years ago. They prefer the storage of the 5 recreational vehicles as opposed to letting the property become overgrown with weeds and neglected by CSX Transportation.

After considering the testimony and evidence offered at the hearing, as well as the documentation submitted in support of the request, I find that the Petitioners' request for special hearing must be denied. The Petitioners are requesting permission to store recreational vehicles on a property that has no other structures on it. The property is zoned D.R.5.5. The Petition was filed pursuant to Section 415.A.1.A of the Baltimore County Zoning Regulations. That particular provision of the regulations does not allow the storage of recreational vehicles on a lot without a dwelling. Therefore, I lack the authority to grant the Petitioners' special hearing request.

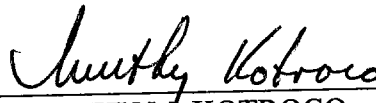
I have to question why, after 20 years of storage of these recreational vehicles on the subject property, the Relay Improvement Association has chosen this time to cause the Petitioners to remove these vehicles. These vehicles existed for 2 decades on the property without complaint. Furthermore, Mrs. Major and others have cleaned up and maintained what was once a derelict property full of junk and debris. While I commend them for their efforts to clean up and maintain the property, I simply have no authority to grant their special hearing to

COPIES RECEIVED FOR FILING
5/23/00
R. J. JAMES

allow the recreational vehicles to remain. Therefore, the petition for special hearing must be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of May, 2000, that the Petitioners' Request for Special Hearing to allow the continued storage of 5 recreational vehicles on a lot not improved with a principal dwelling, be and is hereby DENIED.

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

ORDER RECEIVED FOR FILING

Date

5/23/00

By

R. Jamison



Baltimore County
Zoning Commissioner

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

May ²³22, 2000

Mr. & Mrs. Herman L. Major
5406 Highridge Street
Baltimore, Maryland 21227

Re: Petition for Special Hearing
Case No 00-410-SPH
Property: Lots #163 & #165, Walnut Street

Dear Mr. & Mrs. Major:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

CSX Transportation, Inc.
c/o Donald D. Bolen
500 Water Street, 5-180
Jacksonville, FL 32202

Mr. & Mrs. Lewis Lane, Sr.
5106 Walnut Street
Baltimore, MD 21227

Mr. Michael M. Penny
1716 South Rolling Road
Baltimore, MD 21227

Mr. & Mrs. Ronald Miner
5408 Highridge Street
Baltimore, MD 21227

Ms. Kathleen Pryor
c/o Relay Improvement Association
1721 Magnolia Avenue
Baltimore, MD 21227

Mr. & Mrs. Steven Sweet
5130 South Rolling Road
Baltimore, MD 21227

Ms. Doreen DeSa
1816 Sutton Avenue
Baltimore, MD 21227

Mr. Dylan Megarity
2710 Forsythia Lane
Baltimore, MD 21227



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Relay, Maryland

which is presently zoned ME DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHMENT
~~under the Grandfather Clause the right to leave the R.V.s,~~
~~which have been and are presently, sitting on said property~~
~~in an orderly arrangement. These R.V.s are used frequently,~~
~~kept in excellent condition and sometimes are gone from the~~
~~premises for several months at a time. The property is kept~~
~~neat, clean and the grass cut. Before our family started~~
~~taking care of this property it was a common dumping ground.~~

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

I, or we, agree to pay expenses of above Special Hearing, 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:

HERMAN L. MAJOR
Name - Type or Print
Herman L Major
Signature
5406 Highridge St 410
Address Telephone No.
BALTO md 21227
City State Zip Code

Legal Owner(s):

CSX TRANSPORTATION, INC
Name - Type or Print
Signature
DONALD D. BOLEN
Name - Type or Print
Donald D. Bolen
Signature
500 Water STREET, S-180 904-359
Address Telephone No.
SACKVILLE FL 32202
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Representative to be Contacted:

HERMAN L. MAJOR
Same as Contract Lessee
Name
5406 HIGHRIDGE CT 410-242-7469
Address Telephone No.
BALT MD 21227
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 3/31/00

Case No. 00-410-SPH

Date 5/23/00
By R. J. J. J.
CREW 15/98

ORIGINAL RECEIVED FOR FILING

ATTACHMENT

PARKING OF 5 RECREATIONAL
VEHICLES ON A LOT NOT
IMPROVED WITH A PRINCIPAL
DWELLING. (SECTION 415A.1.A)
B.C.Z.R.

Herbert L. Major
APPLICANT

3-31-00
DATE

#410

ATTACHMENT
PARKING OF 5 RECREATIONAL
VEHICLES ON A LOT NOT
IMPROVED WITH A PRINCIPAL
DWELLING. (SECTION ^{B.C.Z.R.} 415A.1.A)

Donald D. Bl

APPLICANT

4-28-00

DATE

ZONING DESCRIPTION

ZONING DESCRIPTION FOR Lots 163 to 165 Walnut Street

Relay, Maryland.

Beginning at a point on the south side of Walnut Street which is 92 feet wide at the distance of 165 feet south west of the centerline of the nearest improved intersecting street Rolling Road and Walnut Street which is 20 feet wide. Being Lot # 163 to 165 as recorded in Baltimore County Plat Book # 1, Folio # 31, containing 10,440 sq. feet or 0.24 acres. Also known as Lots 163 to 165 Walnut Street and located in the 13 Election District, 1 Councilmanic Distrect.

#410
00-410-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080481

DATE 2/21/00 ACCOUNT ROOM 6150

AMOUNT \$ 50.00

RECEIVED FROM: HERBERT MAYOR

FOR: 2000 SPECIAL PLANNING

DISTRIBUTION

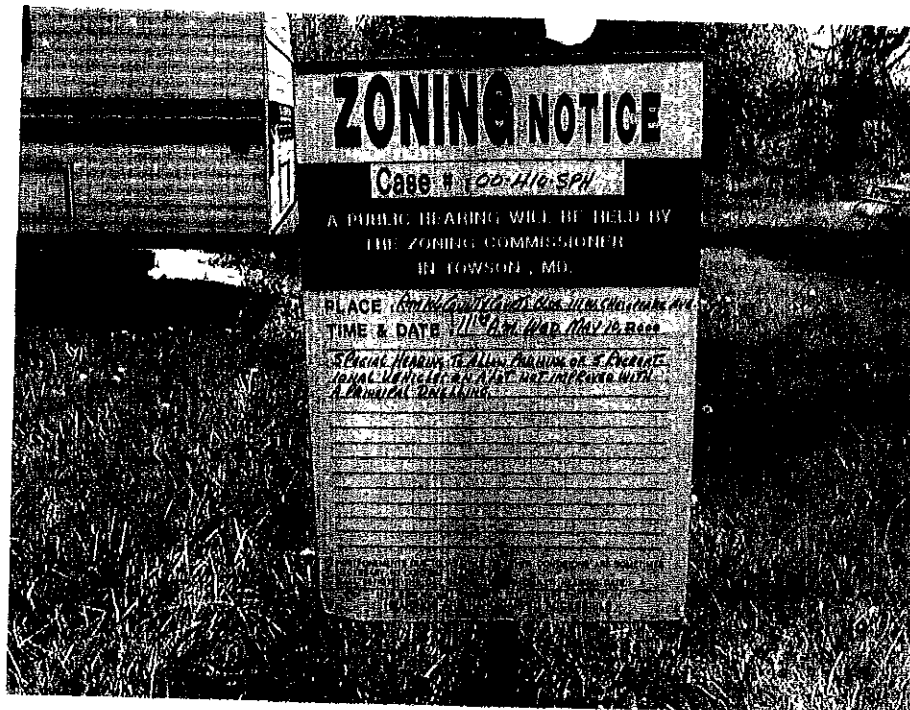
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

00-410-SPH



Posted on Walnut Street S/S Lots 163-165

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: #00-410-SPH

Walnut Street, Lots 163-165

S/S Walnut Street, 165' SW of centerline Rolling Road

13th Election District - 1st Councilmanic District

Legal Owner(s): CSX Transportation, Inc.

Contract Purchaser: Herman L. Major

Special Hearing: to allow parking of 5 recreational vehicles on a lot not improved with a principal dwelling.

Hearing: Wednesday, May 10, 2000 at 11:00 a.m. in Room 106, 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 Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3381.

UT 4/7/00 April 25

C386217

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.

J. THE JEFFERSONIAN,
Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

**RE: CASE # 00-410-SPH
PETITIONER/DEVELOPER
(Herman L. Major)
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**

Posted on Walnut Street S/S Lots 163-165 Baltimore, Maryland 21227_____

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)

RE: PETITION FOR SPECIAL HEARING
Lots 163-165 Walnut Street, S/S Walnut St,
165' SW of c/l Rolling Rd
13th Election District, 1st Councilmanic

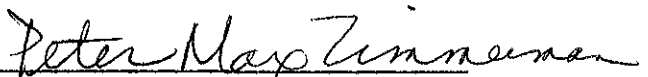
Legal Owner: CSX Transportation, Inc.
Contract Purchaser: Herman L. Major
Petitioner(s)

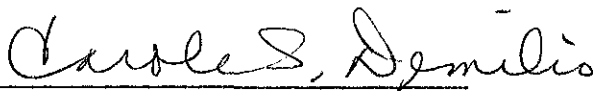
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-410-SPH

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Legal Owner CSX Transportation, Inc., 500 Water Street, J-180, Jacksonville, FL 32202, and to Contract Purchaser Herman L. Major, 5406 Highridge Street, Baltimore, MD 21227, Petitioners.


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: 00-410-SPH

Walnut Street, Lots 163-165

S/S Walnut Street, 165' SW of centerline Rolling Road

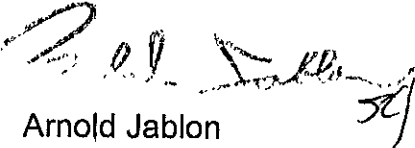
13th Election District – 1st Councilmanic District

Legal Owner: CSX Transportation, Inc.

Contract Purchaser: Herman L. Major

Special Hearing to allow parking of 5 recreational vehicles on a lot not improved with a principal dwelling.

HEARING: Wednesday, May 10, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


Arnold Jablon
Director

C: CSX Transportation, Inc., Donald Bolen, 500 Water Street, J-180, Jacksonville, FL 32202
Herman L. Major, 5406 Highridge Street, Baltimore, MD 21227

- 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:
Herman L. Major
5406 Highridge Street
Baltimore, MD 21227

410-242-7469

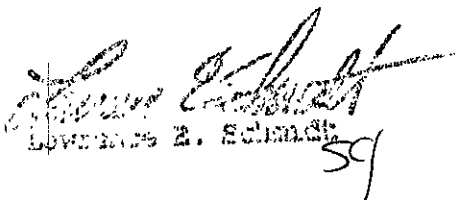
NOTICE OF ZONING HEARING

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CASE NUMBER: 00-410-SPH
Walnut Street, Lots 163-165
S/S Walnut Street, 165' SW of centerline Rolling Road
13th Election District – 1st Councilmanic District
Legal Owner: CSX Transportation, Inc.
Contract Purchaser: Herman L. Major

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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 - 410 - SPH
Petitioner: HERMAN L. MAJOR
Address or Location: ~~540~~ LOTS 163-165 WALNUT ST Relay, Md
21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: HERMAN L. MAJOR
Address: 5406 Highridge St.
Balto. Md. 21227
Telephone Number: 410 - 242-7469

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

$\tau = 200$ scale map#:

Zoning:

Lot size: _____
 acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings:



North

date: _____

prepared by: _____

Scale of Drawing: 1"=_____

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:



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. Herman L. Major
5406 Highridge Court
Baltimore MD 21227

Dear Mr. Major:

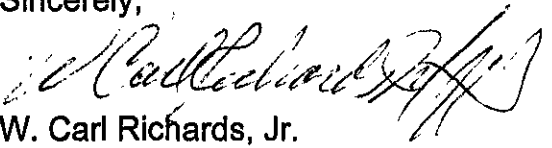
RE: Case Number 00-410-SPH , IOTS 163-165 Walnut Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 31, 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 - TH
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 410
PETITIONER: CSX Transportation

VIOLATION CASE NO.: 99-8248

LOCATION OF VIOLATION: Lots 163-165 Walnut St.

DEFENDANT(S): CSX Transportation
Herman L & Betty Major
Ronald G & Helen V. Miner

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):

<u>NAME</u>	<u>ADDRESS</u>
Kathleen Pryor, Pres.	P.O. Box 24046
Relay Improvement Assoc.	Relay, MD 21227

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/th/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

SUBJECT: Lots 163-165 Walnut Street

APR 12

INFORMATION:

Item Number: 410

Petitioner: Herman L. Major

Zoning: DR 5.5

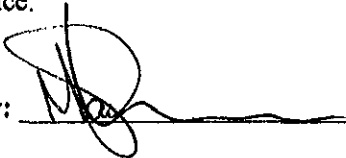
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

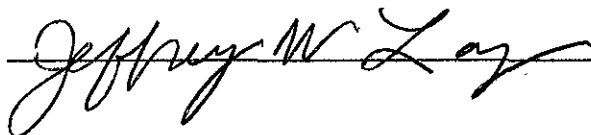
The Office of Planning recommends denial of the requested Special Hearing due to the following reasons:

1. The proposed use is inconsistent with Section 415A of the Baltimore County Zoning Regulations;
2. Recreational vehicles are permitted only as an accessory to a dwelling;
3. Allowing the storage of recreational vehicles as a principal use at the proposed site would be incompatible with the community conservation area designation associated with the Relay Community;
4. The subject property is within the Relay National Register Historic District. (Please see attachment).

It should be noted that the petition under review was filed pursuant to the issuance of a zoning violation notice.

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. 410 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,

1- 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

May 9, 2000

To Whom It May Concern:

My name is Elda Cavey, and I reside at 5108 Walnut Street, Relay, Maryland 21227.
For the past 48 years I have lived at 5108 Walnut Street, and it is located across the street from the lot,
that this hearing is discussing.

I am very sorry, that I could not attend this May 10th hearing, but I had other commitments. I just wanted to
say that for all the years I have been living across the street from this lot, I have not had a problem with it.

The up keep on the lot has been excellent, and I have no problem with the trailers and boats being stored
there.

Sincerely yours,
Elda Cavey
edc

A handwritten signature in cursive script that reads "Elda Cavey". The signature is written in dark ink and is positioned to the right of the typed name "Elda Cavey".

May 9, 2000

To Whom It May Concern:

My name is Pat Cavey, and I reside at 5108 Walnut Street, Relay, Maryland 21227.
For the past 48 years I have lived at 5108 Walnut Street, and it is located across the street from the lot,
that this hearing is discussing.

I am very sorry, that I could not attend this May 10th hearing, but I had to work. I just wanted to say that
for all the years I have been living across the street from this lot, I have not had a problem with it.

The up keep on the lot has been excellent. I can only imagine what the lot could look like, and what kind
of animals, bugs, insects, and unknown creatures could have been living there all theses years, if it wasn't
for the Major family's effort to keep the lot cut and cleared.

In regards to the trailers and boats being stored there, that is not a problem either,

Sincerely yours,

Pat Cavey

pdc

A handwritten signature in cursive script that reads "Pat Cavey". The signature is written in black ink and is positioned to the right of the typed name "Pat Cavey".

To Whom this may concern

I am writing this letter on behalf of the Majors

I am sorry I can not get off from work to be at the hearing. I hope this letter can help.

Mr. Major & family have had the property across the street from my house for more than twenty years.

It is a shame that the Relay Improvement Association hasn't had the privilege of seeing the changes Mr. Major has made there.

When he took over the grounds there were large pieces of cement, rocks, tires, fallen trees and garbage everywhere. There was an old refrigerator in the junk. The weeds were very tall. He and family members worked very hard to clean the mess up. I live across the street

from his trailers and I
do not have any problems
with them being there. It
is a shame people that
rarely travel on our street
keep picking at things.

It is also a shame R.I.A.
can controll properties of
St. Denis Md.

I hope Mr. Major wins
his battle to keep his
trailers where they belong.

Good Luck

Best Wishes

Tyich Pass

April 28, 2000

To whom It May Concern:

This is to verify that as head of Deeds and Licensing for CSX I have the Power of Attorney to sign the Petition for Special Hearings and any other documents pertaining to ownership of the land in question.

Sincerely,

A handwritten signature in cursive script that reads "Donald D. Bolen".

**Donald D. Bolen
CSX Transportation, Inc.**

M. G. Trimble
Manager-Office Services
Real Estate and Industrial Development



100 North Charles Street
Baltimore, Maryland 21201
301 237 3754

*5/16/81 J/srk
237-3977
Handls. that was*

June 27, 1980. J/srk

Mr. Herman L. Major
5406 Highridge Street
Relay, Maryland 21227

In reply refer to:
L95311/

Dear Mr. Major:

Enclosed for your records is an executed counterpart of lease in your favor dated May 1, 1980 covering use of a parcel of land located at Relay, Maryland, for use as a garden. Your check for \$25.00 covering five years rental in advance has been received and deposited.

Sincerely,

M. G. Trimble

Mailed Ltr to Mr Allen Baer 9-15-83.

*Allen
Baer 237-3977*

43560 sq ft. to an acre



The Chessie System railroads are the C&O, B&O, WM and affiliated lines. Chessie System, Inc. is the parent for the railroads, Chessie Resources, Inc., Western Pocahontas Corp. and The Greenbrier.

Waterside Lot LineNumber of Boats Permitted

0 to 50 feet	4
51 to 100 feet	5
Over 100 feet	6

{Bill No. 54, 1993.}

415A.3 Exceptions.

- A. From November 1st through March 31st, out-of-water boat storage on residential waterfront lots is permitted subject to the set back provisions in 415A.1A or B and in accordance with the following schedule:

Waterside Lot LineNumber of Boats Permitted

0 to 75 feet	2 boats, or 1 boat and 1 other recreational vehicle
Over 75 feet	3 boats, or 2 boats and 1 other recreational vehicle

{Bill No. 54, 1993.}

- B. Where the requirements set forth herein for the storage of recreational vehicles would create an undue hardship, the zoning commissioner may approve a modified storage plan upon petition and public hearing thereon according to the procedure defined in Title 26, Section 26-127(b), except that if no hearing is requested the modified plan may be approved by the director of zoning administration and development management, subject to appeal to the Baltimore County Board of Appeals. [Bills No. 29, 1974; No. 54, 1993.]

Section 415B-- COLLECTION TRAILERS [Bill No. 154, 1982.]

1. Contrary provisions of these regulations notwithstanding, collection trailers, profit and non-profit, may be temporarily placed on shopping center properties subject to a use permit being granted by the zoning commissioner in accordance with Section 500.4. [Bill No. 154, 1982.]
2. Prior to issuing a use permit for a collection trailer, the zoning commissioner shall approve the location of said trailer which must be shown on an overall functional site plan of the shopping center in question.

In addition to other considerations that he may deem necessary, the zoning commissioner shall give consideration to the following factors and may impose any appropriate conditions, resulting from such consideration, upon the use permit: [Bill No. 154, 1982.]


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
[\[Go Back\]](#)
BALTIMORE COUNTY
[\[Start Over\]](#)
DISTRICT: 13 ACCT NO: 1900002069
Owner Information
Owner Name: C S X TRANSPORTATION INC

Use: INDUSTRIAL
Mailing Address: 500 WATER ST J910
JACKSONVILLE FL 32202

Principal Residence: NO

Transferred
From: CHESAPEAKE AND O HIO
RAILWAY CO

Date: 08/22/1988 **Price:** \$0

Deed Reference: 1)
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]
Premises Address:
WALNUT ST

Zoning: Legal Description:
ML LTS 163 THRU 165
SAINT DENNIS

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
108	22	218				163	81	Plat Ref: 1/31

Special Tax Areas
Town:
Ad Valorem:
Primary Structure Data

Year Built:	Enclosed Area:	Property Land Area:	County Use:
0000		.16 AC	09

Value Information
Base Value Current Value Phase-In Value Phase-In Assessments

		As Of 01/01/1999	As Of 07/01/2000	As Of 07/01/1999	As Of 07/01/2000
Land:	4,050	4,000			
Impts:	0	0			
Total:	4,050	4,000	4,000	1,600	1,600
Pref Land:	0	0	0	0	0

Partial Exempt Assessments

	Code	07/01/1999	07/01/2000
County	000	0	0
State	000	0	0
Municipal	000	0	0

[\[Go Back\]](#)
[\[Start Over\]](#)

NOTE TO FILE

I SPOKE TO MS.
MAJOR ON 4/11/00 4:40
PM

- I TOLD HER THE PETITIONS
NEED ATTY. SIGNATURE
- I RECOMMENDED THEY
HAVE AN ATTY. PRESENT
AT HEARING.
- SHE IS TO CONTACT
A LOCAL ATTY AND HAVE
HIM COME TO OFFICE TO
SIGN PETITIONS

CTM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

HERMAN MASOR

6406 Highridge St.

MR + MRS LOUIS LANE SR

5106 Walnut St

Michael M. Penny

1716 S. Rolling Rd.

Betty MASOR

5406 Highridge St. 21227

ROBERT MINER

5408 Highridge St 21227

Helen Miner

5408 Highridge St



Protestants'

NAME

STEVEN SWEET

Kathy Sweet

Dofeer DeSa

LEDA SWEET

Dylan Megarity

KATHLEEN PRYOR

ADDRESS

5130 S. ROLLING RD 21227

5130 S. Rolling RD 21227

1816 Sutton Ave 21227

1714 So. Rolling RD 21227

1710 Forsythia Ln. 21227

1721 MAGNOLIA AVE 21227



April 4, 2000

#00-410-SPH

Dear Delegate Mallone:

Our family has lived at this address all our lives or at least as long as the RV's have been parked here. Our property either faces or backs up to the property in the dispute. We have no objections to the Rvs staying there or the present use of the property.

Sincerely,

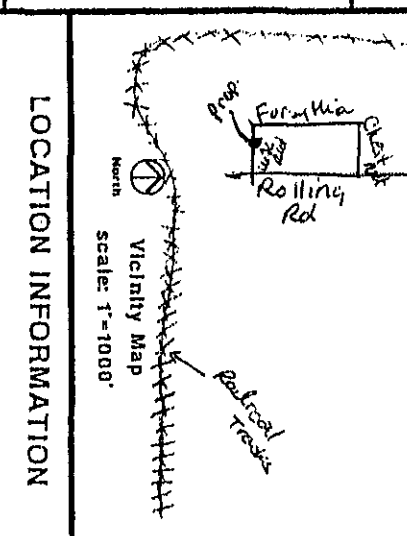
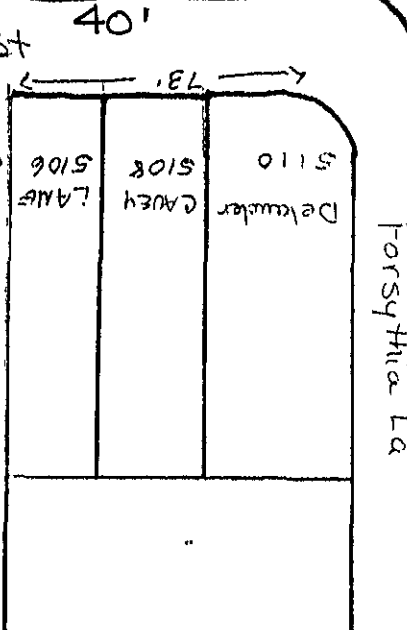
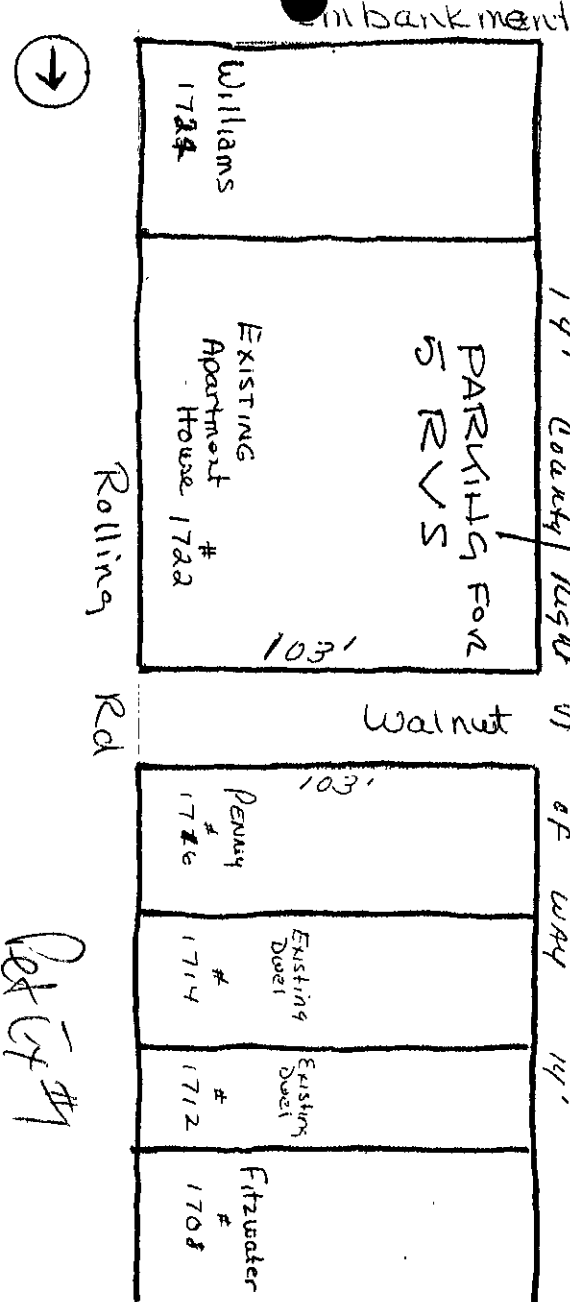
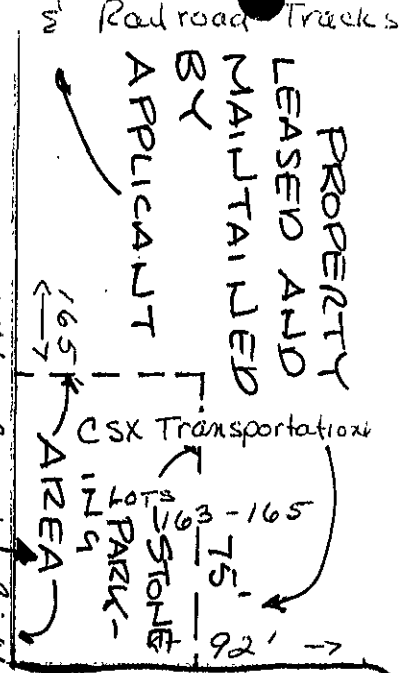
<u>NAME</u>	<u>ADDRESS</u>
Mr. & Mrs. Lewis Lane Sr.	5106 Walnut St.
Mr. & Mrs. Richard Pen	5110 Walnut ave.
Elda D. Carey	5108 Walnut St.
Hellie Williams	1724 S. Rolling Rd.
Mr & Mrs. Michael Perry	1716 S Rolling Rd.
Pat Carey	5108 Walnut St.
CHARLES KADISH	1722 S. ROLLING RD.
Joann Burney	1722 S. Rolling Rd.

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: LOTS 163-165 Walnut St see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____
 plat book # 1, folio # 31, lot # 163, section # _____

OWNER: CSX Transportation, Inc.
 Embankment & Railroad tracks



LOCATION INFORMATION

Election District: 13
 Councilmanic District: 1

1" = 200' scale map #: SW 7E
 Zoning: DR 5.5
 Lot size: 0.24 acreage 10,440 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: None

Zoning Office USE ONLY!

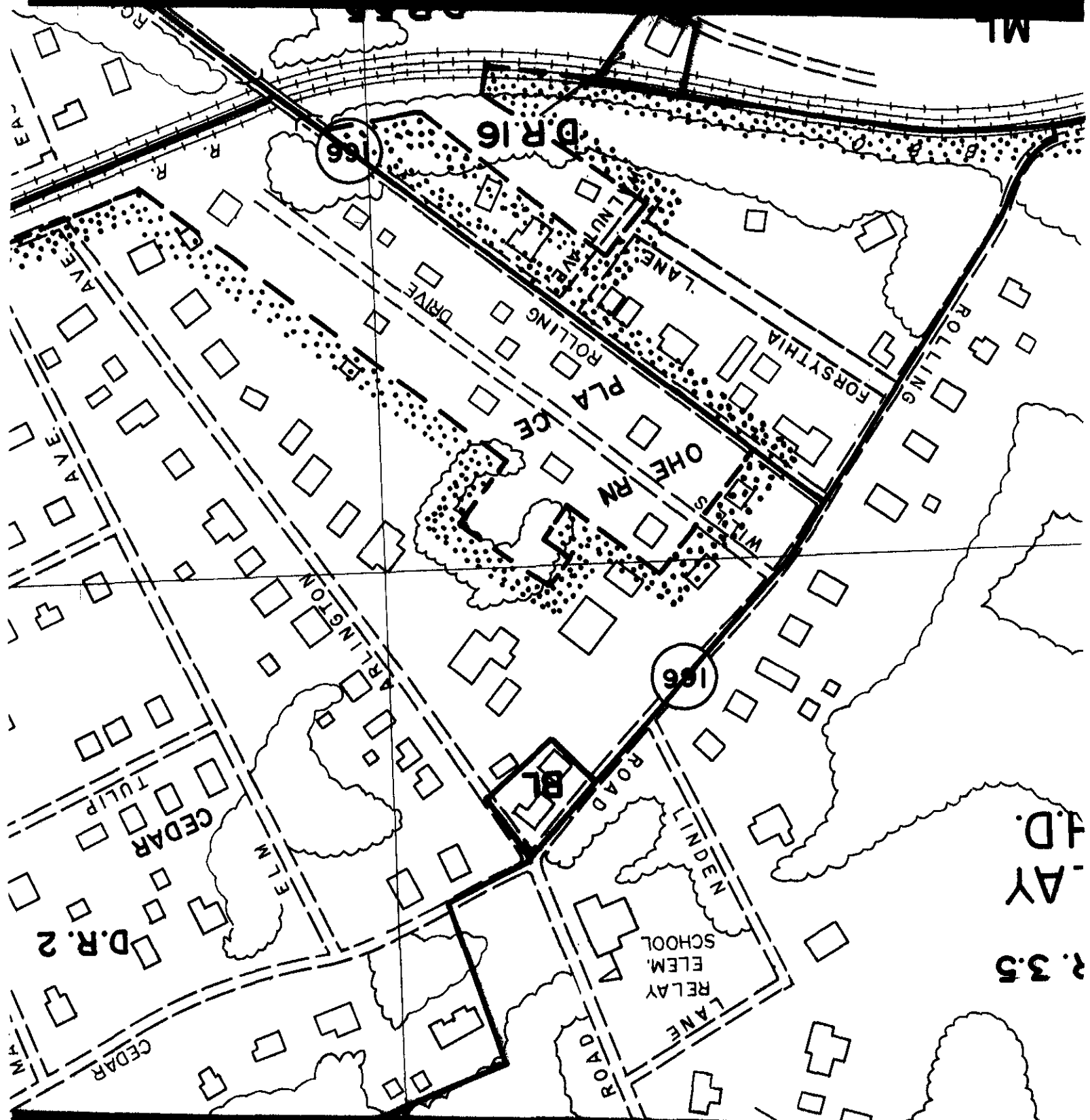
reviewed by: _____ ITEM #: _____ CASE #: _____
 LTM 410 410 SPH

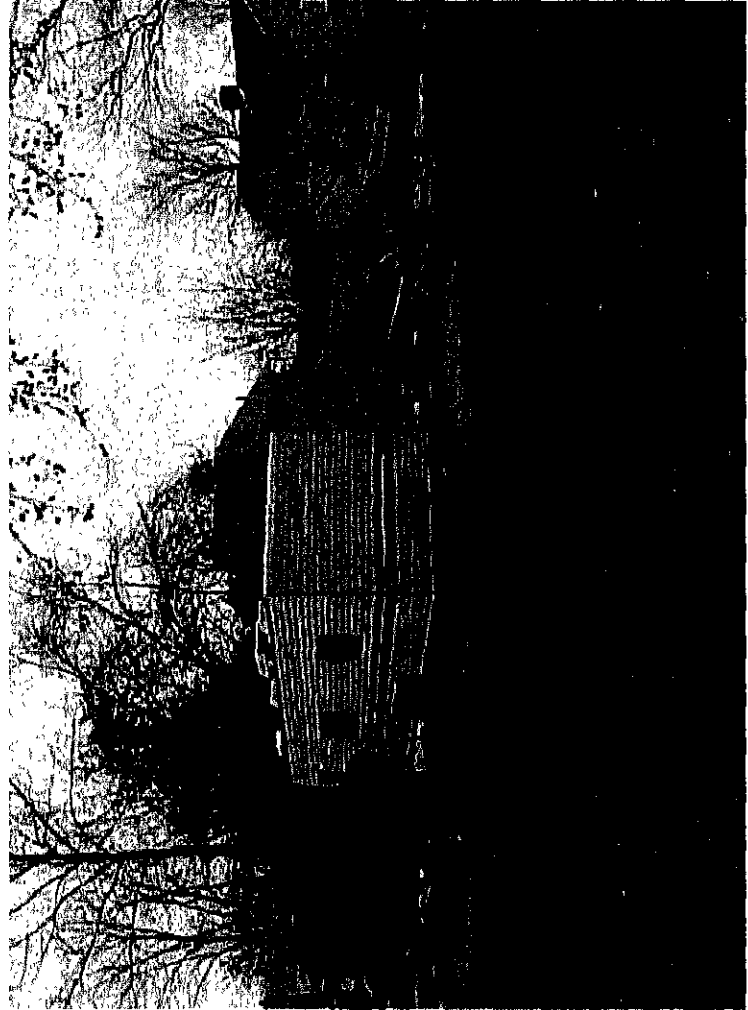
North
 date: 3-28-00
 prepared by: Heenan Mack
 Scale of Drawing: 1" = 50'

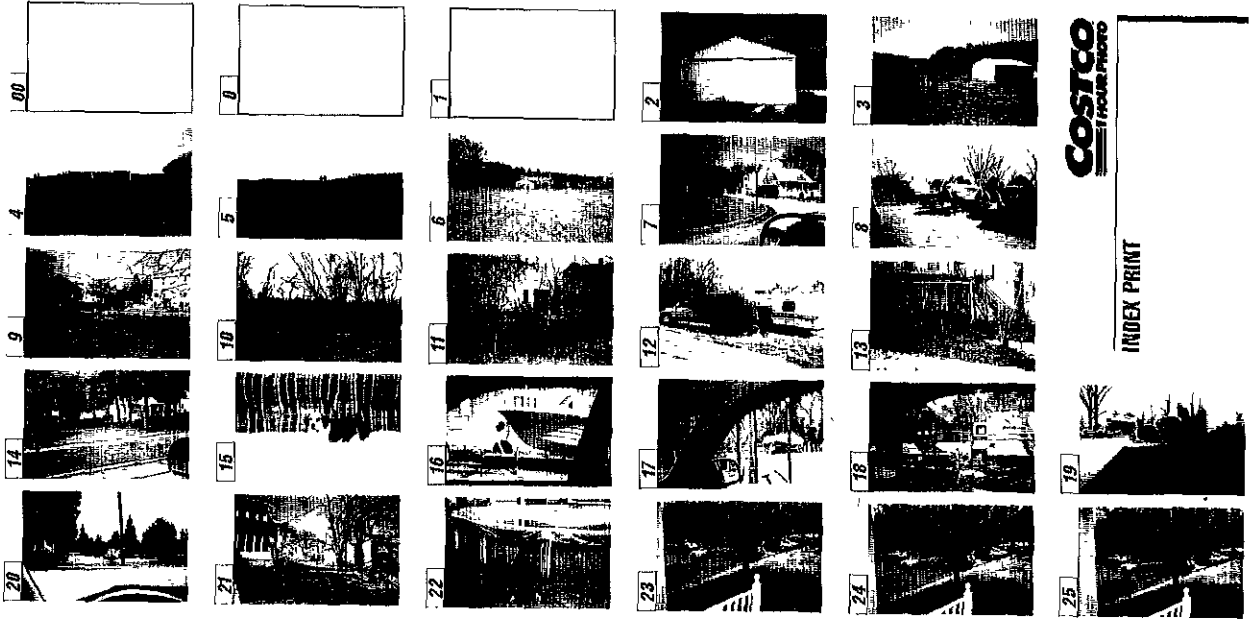
Part of
Map No.
108

Forsythia
Kane

10







COSTCO
WHOLESALE



1 HOUR
PHOTO
LAB

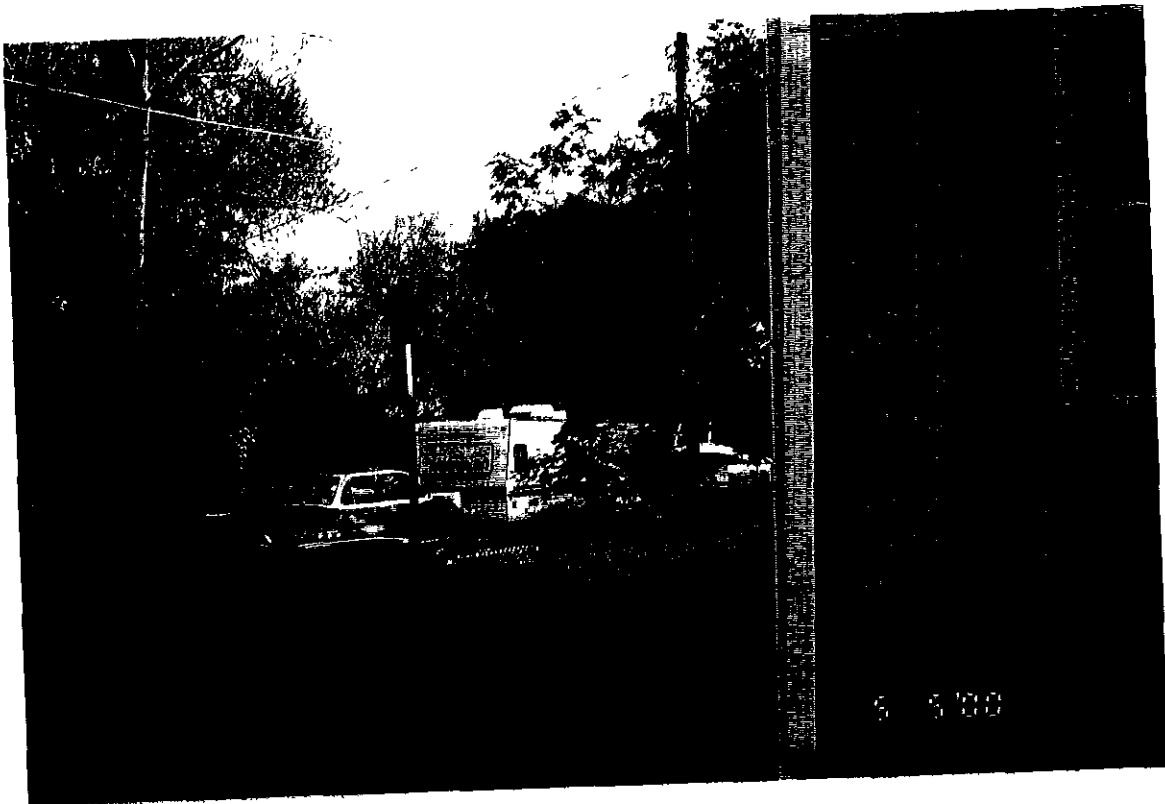
Done while you shop!

- REPRINTS
- ENLARGEMENTS
- JUMBO 4 x 6 PRINTS
- DOUBLE PRINTS AVAILABLE
AT TIME OF DEVELOPING

Handwritten: #S-017-207



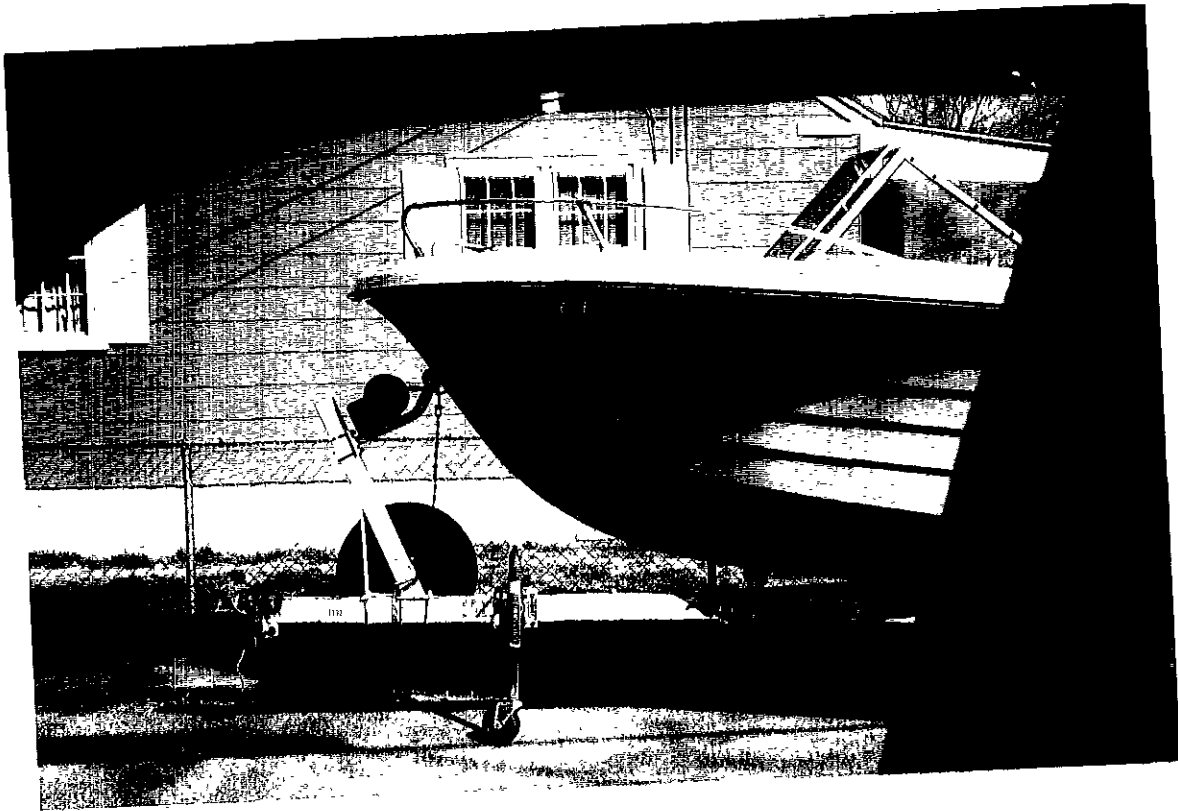


















DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 070AR

POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER
SW 7-E

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 070AR

POSITION EDGE OF PRINT ON THIS LINE



SHEET

LOCATION

SCALE

1" = 200'

DATE

REVISION

BY

1986

1986



Grid
16

Grid
22

Grid
23

Part of
Map No.
108

(Not to scale)

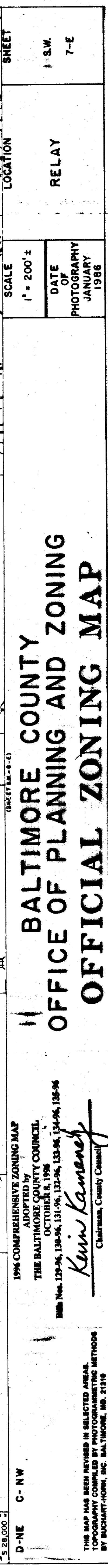
Tax Man Revised + Tax '95

METROPOLITAN

Outside
of proposed
historic district.



Grid
17



1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1995
ORDINANCE NOS. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamanev
Chairman, County Council

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