

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – E/S Glenrock Road,
110.8' S of the c/l Upland Road
(615 Glenrock Road)
3rd Election District
2nd Council District

Philip J. Enzenga
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-535-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Philip J. Enzenga, and the Contract Purchaser, R.R.I.G. Corporation, by Isaac Gheiler. The Petitioners request a special hearing to approve the subject lot as an undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) and variance relief from Section 304.1.C of the B.C.Z.R. to permit a single family dwelling on an undersized lot next to which the owner has sufficient property to conform to the regulations. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Isaac Gheiler, President of R.R.I.G., Contract Purchaser of the subject property. Appearing as Protestants in the matter were Melanie Anson, Patrick McCall, Richard L. Ottenheimer, Jeffrey B. Smith, and Maud- Ellen Andrews, all residents of the area. Additionally, the file contains numerous letters of opposition from residents of the Sudbrook Park community. Those letters have been considered by this Zoning Commissioner and are included in the case file and record of this case.

The essential facts of the matter are not in dispute. The subject property is a rectangular shaped, unimproved parcel, approximately 55 feet wide by 100 feet deep, containing a gross area of 5,500 sq.ft. zoned D.R.5.5. The property is comprised of parts of Lots 1 and 2 of the Sudbrook

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Date

By

Park subdivision, which was recorded in the Land Records of Baltimore County many years ago in Plat Book No. 9, Folio 7.

As noted above, Mr. Gheiler is under contract to purchase the subject lot, pending approval of the instant requests. Mr. Gheiler is a builder by profession and his company proposes to construct a single family dwelling on the property. The proposed dwelling will be a one-story, split foyer model, containing three bedrooms and two bathrooms, and an unfinished basement. No garage is proposed, however, a parking pad/driveway will be provided to accommodate off-street parking.

At issue in the instant case is the fact that Mr. Enzenga not only owns the subject property, but also owns and resides on the adjacent lot, known as 613 Glenrock Road, which shares a common boundary with the subject parcel. The subject lot is undersized, pursuant to the applicable provisions of the B.C.Z.R. for development on a D.R.5.5 lot. Specifically, the lot contains 5,500 sq.ft. which is short of the required 6,000 sq.ft.; however, the lot is of sufficient width (55 feet) and Mr. Gheiler indicated that all front, side and rear property line setbacks would be met by the proposed development.

Section 304 of the B.C.Z.R. regulates the development of undersized lots. Specifically, that Section addresses a common situation in Baltimore County that many lots were laid out and platted prior to the adoption of the B.C.Z.R. The zoning ordinance was first adopted by Baltimore County in 1945 and the first comprehensive set of zoning regulations were adopted in 1955. Many of the older subdivisions in the County were laid out and platted prior to those dates.

Essentially, Section 304 grandfathers undersized lots and permits development on same for so long as three tests can be met. First, the Petitioner must show that the lot in question was platted or is part of a subdivision that was duly recorded prior to March 30, 1955. The testimony and evidence offered in the instant case was that the subject lot meets this requirement. Secondly, it must be shown that the proposed dwelling will meet all applicable setback requirements. Again, Mr. Gheiler's testimony was persuasive as to this test. However, the Petitioners do not meet the third requirement. Specifically, it must be shown that the Petitioners do not own sufficient

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Date 8/21/16
By [Signature]

adjacent land to convert the subject property to the required lot size. In this case, Mr. Enzenga does own adjacent land, and thus, relief is not available, pursuant to Section 304 of the B.C.Z.R.

The Petitioners filed for relief through the instant Petitions for Special Hearing and Variance as set forth above. However, the filing of these Petitions may be inaccurate in that the Baltimore County Code and the B.C.Z.R. do not authorize the Zoning Commissioner to grant a variance from the requirements of Section 304 of the B.C.Z.R. The Zoning Commissioner may only grant variance relief from area, height, parking, and signage regulations. In my judgment, the proper method for the Petitioners would have been to file a Petition for Variance seeking relief from the area requirements for development in the D.R.5.5 zone. That is, a variance to permit a lot area of 5,500 sq.ft. in lieu of the required 6,000 sq.ft. In any event, the ultimate question to be addressed is the same; to wit, should permission be granted to permit the proposed development on the lot. Whether a variance is requested from the area requirements of the D.R.5.5 zoning regulations, or under the Petitions for Special Hearing and Variance relief as set forth above, the ultimate issue to be decided is the same.

The Protestants who appeared and the letters of opposition submitted indicate that these individuals are vehemently opposed to the relief requested. Their testimony and evidence was persuasive that the proposed development is out of character with the area and would be detrimental to the vicinity. The Protestants offered testimony and evidence showing that nearly all of the lots in this community are in excess of 6,000 sq.ft. and that the proposed construction would be inappropriate and inconsistent with the existing layout of the subdivision. Concerns were also expressed over the fact that the proposed lot is near Sudbrook Park Historic Districts designated by Baltimore County's Office of Planning. (See Protestant's Exhibit 1).

Based upon the testimony and evidence offered, I am not persuaded to grant the Petitions for Special Hearing and Variance. I concur with the Protestants' concerns that the relief requested would be incompatible and out of character with the area. Photographs of the site were particularly persuasive which show that the proposed lot is small and that the utilization of same for a single family dwelling would overcrowd the land and cause an adverse impact on adjacent

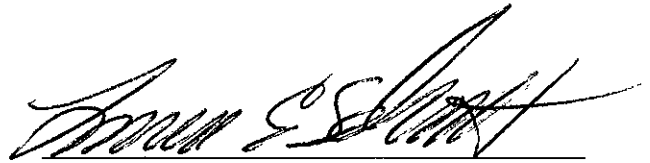
properties. I adopt the Protestants' concerns and find them credible and persuasive. Thus, the Petitions for Special Hearing and Variance shall be denied.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August, 2000 that the Petition for Special Hearing to approve the subject lot as shown on Petitioner's Exhibit 1, as an undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 304.1.C of the B.C.Z.R. to permit a single family dwelling on an undersized lot next to which the owner has sufficient property to conform to the regulations, be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/21/00
By [Signature]



Baltimore County
Zoning Commissioner

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

August 21, 2000

Mr. Philip J. Enzenga
1707 Manning Road
Glen Burnie, Maryland 21061

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Glenrock Road, 110.8' S of the c/l Upland Road
(615 Glenrock Road)
3rd Election District - 2nd Councilmanic District
Philip J. Enzenga, Owner; RRIG Corporation, Contract Purchaser - Petitioners
Case No. 00-535-SPHA

Dear Mr. Enzenga:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been denied, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Isaac Gheiler, RRIG Corp., 3404 Old Post Drive, Baltimore, Md. 21208
Ms. Melanie Anson, 1007 Windsor Road, Baltimore, Md. 21208
Mr. Patrick McCall, 507 Upland Road, Baltimore, Md. 21208
Mr. Richard L. Ottenheimer, 705 Carysbrook Road, Baltimore, Md. 21208
Mr. Jeffrey B. Smith, 607 Sudbrook Road, Baltimore, Md. 21208
Ms. Maud-Ellen Andrews, 509 Upland Road, Pikesville, Md. 21208-4735
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 615 Glenrock Rd.
which is presently zoned D.R. 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 AN UNDEVELOPED LOT,

SUBJECT SECT. 304 OF THE BCZ.R. (SEE UAL.
REQUEST FOR SECT. 304, 1 C. BCZ.R.)

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:

RRIG Corporation
Name - Type or Print
by: [Signature] - president
Signature
3403 Old Post Dr. (410) 486-5693
Address
Baltimore MD 21208
City State Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

Philip J. ENZANGA
Name - Type or Print
Philip J. Enzanga
Signature
Name - Type or Print
Signature
1707 Manning Rd 410 580 4789
Address Telephone No.
Glen Burnie Md. 21061
City State Zip Code

Representative to be Contacted:

Isaac Gheiler
Name
3403 Old Post Dr. (410) 486-5693
Address
Baltimore MD 21208
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 06-13-00

Case No. 00-535-SP4A

Date 6/15/98
By [Signature]

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 615 GLENROCK Rd.
which is presently zoned DR S.S.

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) 304.1.C, to permit one family dwelling on an underzoned lot next to which the owner has sufficient property to conform to the regulations.

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

- Owner bought property 30 years ago to built on it, but unfortunately he couldn't do it at that time. Now he is too old and needs the proceeds of the sale of the lot to live.
 - The lot complies with all the zoning regulations but the 500 sq. ft. is impractical to grant from the property next door because of the configuration of the property.
- Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

Name - Type or Print Philip J. ENZENGAR
Signature Philip J. Enzenga
Name - Type or Print _____
Signature _____
1707 Manning Rd. 410-590-4789
Address _____ Telephone No. _____
Ellen Bernie Md. 21061
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name Isaac Chelton
Address 3403 Old Post Dr. (410) 486-5693
City Baltimore MD 21208
State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By 800 Date 06-13-00

Case No. 00-535-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

File No. 00463

Exhibit "A"**Legal Description**

BEGINNING on the east side of Glenrock Road at the distance of 110.8 feet south of Upland Road running thence southerly binding on the east side of Glenrock Road South 05 degrees 50 minutes West 55 feet to Lot No. 6, Sec. N, on the Plat of Sudbrook Park, recorded among the Land Records of Baltimore County in Liber L.M.C.M. No. 9, folio 7, running thence south 48 degrees 10 minutes East, binding on said Lot No. 6 100 feet to Lot No. 3, Sec. N on said Plat, thence northerly, binding on said Lot No. 3 55 feet thence running westerly 100 feet more or less to the place of beginning.
Being parts of Lots Nos. 1 and 2, Sec. N on the aforesaid Plat of Sudbrook Park.

BEING part of the same lots of ground which by Deed dated October 14, 1977 and recorded among the Land Records of Baltimore County in Liber 5954, folio 229 was granted and conveyed by Philip Joseph Enzenga, Jr. and Glenna J. Enzenga, his wife, unto Philip Joseph Enzenga, Jr., sole owner.

00-535-SP471

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081471

DATE 06-13-00 ACCOUNT CC-001-61.0

AMOUNT \$ 100.00

RECEIVED FROM: K.R. IG CORP.

FOR: A.K.S. DIAL 750
A SPECIAL HEAR LUG 250
TOTAL 1000

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDA

PAID RECEIPT

PAYMENT ACTUAL TIME
6/14/2000 6/13/2000 12:16:42
REG MS01 CASHIER JPIG JAY WAMER
Dept 5 528 ZIVING VERIFICATION
Receipt # 149679
CR NO. 001471

Rec'd Tot 100.00

101.00 OT

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080832

DATE 04-15-06 ACCOUNT R. KIG CAMP

AMOUNT \$ 20.00

RECEIVED FROM: R. KIG CAMP

FOR: UNRESIZED LOT ONLY

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

8411727

CASHIER'S VALIDATION



FORMAL DEMAND FOR HEARING

CASE NUMBER: Permit # 411727

Address: 615 GLENROCK RD.

Petitioner(s): ISAAC Gheiler

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We PATRICK MC GILL
Name - Type or Print

(☒) Legal Owner OR (☐) Resident of

507 UPLAND RD
Address

Pikesville MD 21208
City State Zip Code

410 580 1883 (Home) 301 490 9860 (work)
Telephone Number

which is located approximately Adjacent feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Patrick A. McGill 5-4-00
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

COUNTY, MARYLAND
BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **081358**

DATE 5-4-00 ACCOUNT Pool-6150
 AMOUNT \$ 40.00

RECEIVED FROM: Patrick M Call

FOR: Under 21 at Maryland Beach

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/04/2000	5:04 PM	00:04:40
MFD 0205 CASHIER LINDA LOW DEANER		
PAGE 5 SUBSISTING IDENTIFICATION		
Receipt #	179411	0011
LE BAL	081358	
	Receipt for	40.00
	40.00 OF	100.00
Baltimore (Safety - Maryland)		

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

615 Glenrock Road
E/S Glenrock Road, 55' S of
Upland Road
3rd Election District
Land Owner: Philip Ezunga
Applicant: Isaac Gheiler

Hearing to determine if the dwelling is appropriate on an undersized lot.
Hearing: Wednesday, June 14, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 West 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) 887-3391

JT/5/775 May 30 C395046

CERTIFICATE OF PUBLICATION

6/11, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/30, 2000.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

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 proposed variance as follows:

845 Glenrock Road
E/S Glenrock Road, 100' S of Upland Road
3rd Election District - 2nd Councilmanic District
Legal Owner(s): Philip J. Enzenga
Contract Purchaser: RRIG Corporation

Special Hearing: to approve an undersized lot

Variance: to permit one family dwelling on an undersized lot next to which the owner has sufficient property to conform to the regulations.

Hearing:

407, Co

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) 887-3391.

JT/7/669 July 18

C405276

CERTIFICATE OF PUBLICATION

TOWSON, MD, 7/20, 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 7/18, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No. 00-535-BPHAPetitioner/Developer GHEILER, ETALDate of Hearing/Closing 8/3/00

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #615 GLENROCK RD.

The sign(s) were posted on 7/16/00 AND AGAIN REPLACED
(Month, Day, Year) 7/24/00

Note: SIGN WAS TAKEN
DOWN THEN REPLACED
WITH A NEW SIGN 7/24/00.
ORIGINAL - SIGN - UNDERSIZED
LOT - "BUILDING PERMIT" WAS
CHALLENGE BY NEIGHBORS.

Sincerely,

Patrick M. O'Keefe 7/30/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

It is brand fax transmittal memo 7671 # of pages

To	BETTY/ROBIN	From	O'KEEFE
Co.		Co.	
Dept.		Phone #	
Fax #	887-3468	Fax #	

B
UNDERSIZED LOT

The application for your proposed Building Permit application has been reviewed and is accepted for filing by JOHN R ALEXANDER on 04-12-00
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 04-27-00 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 05-09-00 C (B-3 Work Days)

TENTATIVE DECISION DATE 05-12-00 B (A + 30 Days)

*Usually within 15 days of filing

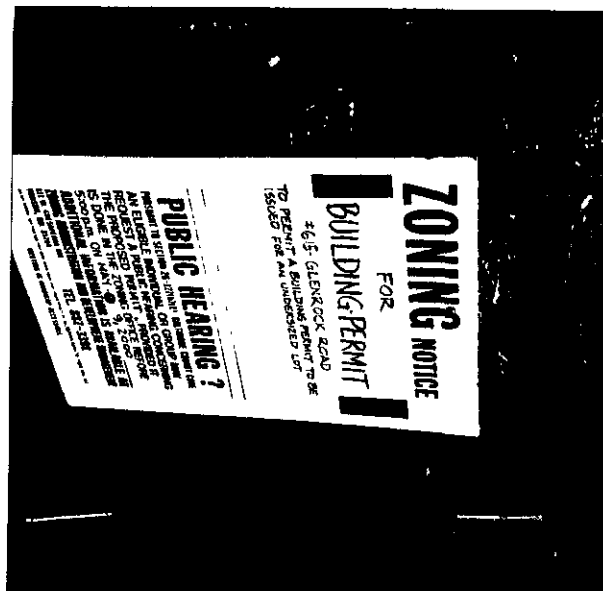
CERTIFICATE OF POSTING

District: 03

Location of Property: 615 GLENROCK RD. 150 FT. SOUTH
OF UPGATE RD. W. SIDE OF GLENROCK RD.

Posted by: Patrick M. O'Keefe Date of Posting: 4/24/00
Signature

Number of Signs: 1



Revised 2/25/99



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

May 19, 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:

615 Glenrock Road
E/S Glenrock Road, 55' S of Upland Road
3rd Election District
Land Owner: Philip Euzanga
Applicant: Isaac Gheiler

Hearing to determine if the dwelling is appropriate on an undersized lot.

HEARING: Wednesday, June 14, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "scj" monogram below it.

Arnold Jablon
Director

C: Isaac Gheiler, 3403 Old Post Drive, Baltimore 21208
Patrick McCall, 507 Upland Road, Pikesville 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 30, 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, May 30, 2000 Issue – Jeffersonian

Please forward billing to:

Isaac Gheiler
3403 Old Post Drive
Baltimore, MD 21208

410-486-5693

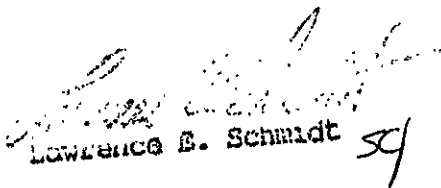
NOTICE OF ZONING HEARING

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Land Owner: Philip Euzanga
Applicant: Isaac Gheiler

Hearing to determine if the dwelling is appropriate on an undersized lot.

HEARING: Wednesday, June 14, 2000 at 11:00 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.



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

July 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: 00-535-SPHA
615 Glenrock Road
E/S Glenrock Road, 100' S of Upland Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Philip J. Enzenga
Contract Purchaser: RRIG Corporation

Special Hearing to approve an undersized lot. Variance to permit one family dwelling on an undersized lot next to which the owner has sufficient property to conform to the regulations.

HEARING: Thursday, August 3, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

C: Philip Enzenga, 1707 Manning Road, Glen Burnie 21061
RRIG Corporation, 3403 Old Post Drive, Baltimore 21208
Isaac Gheiler, 3403 Old Post Drive, Baltimore 21208
Melanie Anson, Sudbrook Park, Inc., 1007 Windsor Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 19, 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, July 18, 2000 Issue – Jeffersonian

Please forward billing to:
Philip J. Enzenga
1707 Manning Road
Glen Burnie, MD 21061

410-590-4789

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: 00-535-SPHA
615 Glenrock Road
E/S Glenrock Road, 100' S of Upland Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Philip J. Enzenga
Contract Purchaser: RRIG Corporation

Special Hearing to approve an undersized lot. Variance to permit one family dwelling on an undersized lot next to which the owner has sufficient property to conform to the regulations.

HEARING: Thursday, August 3, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Fire Department

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

June 29, 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 June 26, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

516, 517, 518, 519, 522, 524, 525, 526, 527, 528,
529, 530, 531, 533, 534, 536, 537, 538, 539, 540,
541, 543,

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item Nos. 516, 517, 518, 519, 520, 521, 522,
523, 524, 526, 527, 528, 529, 530, 531, 532,
534, 535, 536, 537, 538, 540, 541, and 543

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

RWB:HJO:jrb

cc: File

AUG 16

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *[Signature]*
DATE: August 15, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
516	209 Church Road
518	6 Stanson Court
526	122 Allegheny Avenue
527	7931 Ellenham Avenue
529	3700 Green Oak Court
530	3 Lancashire Court
532	1026-1028 York Road
533	Burmout Avenue
534	4001 Southwestern Boulevard
535	615 Glenrock Road
536	9737 Matzon Road
537	203 Sandhill Road
540	9419 Oak White Road
541	2044 Putnam Road
542	585 Frederick Road
543	110 Woodholme Avenue

Completed 7-11-00

8/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 11, 2000

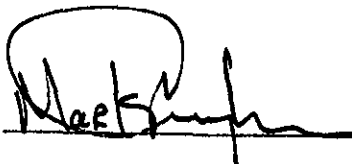
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 493, 533, 535, and 543.

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 6.26.90

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

RE: Baltimore County
Item No. 535 JRA

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,

K 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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

615 Glenrock Rd, E/S Glenrock Rd, 100' S of Upland Rd
3rd Election District, 2nd Councilmanic

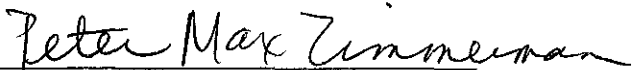
Legal Owner: Philip J. Enzenga
Contract Purchaser: RRIG Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-535-SPHA

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Isaac Gheiler, RRIG Corp., 3403 Old Post Drive, Baltimore, MD 21208, representative for Petitioners.


PETER MAX ZIMMERMAN

**615 GLENROCK ROAD
DEMAND HEARING FOR UNDERSIZED LOT**

Hearing was scheduled for 6/14/00, the following events occurred:

1. Calls came stating that the property was not posted.
2. Mr. Gheiler came in on 6/12/00 to request postponement and consolidation with variance petition he intended to file (see letter in file).
3. He admitted that the undersized lot hearing was not posted due to his intentions to file for a variance.
4. The request for postponement came in too late to get written notification out to concerned parties noted in the file; however, telephone contact was made with each.
5. Mr. Gheiler filed his petition under Item 535 on 6/13/00.

Gwendolyn Stephens
Zoning Review, PDM



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 4, 2000

Mr. Isaac Gheiler
615 Glenrock Road
Baltimore, MD 21208

Dear Mr. Gheiler:

RE: Demand for Public Hearing, Undersized Lot Approval, 615 Glenrock Road

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on May 4, 2000 for a public hearing concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

C: Patrick McCall, 507 Upland Road, Pikesville, MD 21208





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 17, 2000

Mr. Patrick McCall
507 Upland Road
Pikesville, MD 21208

Dear Mr. McCall:

RE: Zoning Hearing 00-535-SPHA, 615 Glenrock Road

As per your telephone conversation with Sophia Jennings this morning, I have enclosed a copy of the "Notice of Zoning Hearing" for the above referenced undersized lot hearing. I have also, as you requested, enclosed copies of the petitions for special hearing and variance that were filed on June 13, 2000.

As Ms. Jennings indicated, the original hearing, scheduled for June 14, 2000 was postponed due to the zoning petitions being filed. There is a note in the file indicating that everyone was notified by telephone as the hearing was postponed on June 12. I apologize if you did not receive a telephone call notifying you of this change. I believe that Ms. Jennings has already apologized to you for her oversight in not sending you a copy of the notification of the second hearing scheduled.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

Enclosures





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 26, 2000

JUL 27

Ms. Melanie Anson
Zoning Committee and Historian
Sudbrook Park, Inc.
1007 Windsor Road
Baltimore, MD 21208

Dear Ms. Anson:

RE: Zoning Case 00-535-SPHA, 615 Glenrock Road

Reference is made to your letter to Arnold Jablon dated July 26, 2000, concerning the above referenced zoning case, referred to me for reply. You stated that for the second time the above referenced property was not posted properly for a zoning hearing date (the first time being the hearing for the undersized lot, which was the result of a protest to the original posting).

Mr. Jablon has no authority to remove this matter from the docket. The issue must be brought to the attention of the zoning commissioner. I have discussed the matter with Patrick McCall and tried repeatedly to contact the petitioner, Mr. Gheiler, to no avail. This office will forward the file to the zoning commissioner for disposition. It does appear that the property has not been properly posted and we will so note to the zoning commissioner. Depending on the decision of the zoning commissioner, you will be notified of any new dates.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:scj

C: Patrick McCall, 507 Upland Road, Pikesville, MD 21208
Isaac Gheiler, 3403 Old Post Drive, Baltimore, MD 21208
Philip Enzenga, 1707 Manning Road, Glen Burnie, MD 21061
Zoning Commissioner for Baltimore County



Have Shaker, apparent

REIC Corporation, work/peller

Disapproved
by Plaintiff

Copies
from

Undersized
Lot File

010 Hester Row

HEARING: 6/14/00 - 11 AM -

Rem 106

**THIS HAS BEEN
SUPERCEDED BY
ZONING CASE NO.
00-535-SPHA**

TO: Director, Office of Planning & Community Conservation
 Attention: Jeffrey Long
 County Courts Building, Room 406
 401 Bosley Avenue
 Towson, MD 21204

Permit or Case No. B411727

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

RE: Undersized Lots

Residential Processing Fee Paid
 (\$50.00)

Accepted by _____
 Date _____

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Isaac Gheiler 3403 Old Post Dr. (410) 418-5673
 Print Name of Applicant Address Telephone Number
 Lot Address 615 Glenbrook Rd. Election District 3 Councilmanic District Square Feet 5500
 Lot Location: NE S/W side/corner of Milford Mill Rd. 500 feet from NE S/W corner of Milford Mill Rd.
 Land Owner: Philip Ezanga (seller) 150 ft S of Upland Rd. Tax Account Number 03-05-061481
 Address: RR16 Corporation Telephone Number ()

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
 PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application	✓	
3. Site Plan	✓	
Property (3 copies)	✓	
Topo Map (2 copies); available in Room 208, County Office Building - (please label site clearly)	✓	
4. Building Elevation Drawings	✓	
5. Photographs (please label all photos clearly)	✓	
Adjoining Buildings	✓	
Surrounding Neighborhood	✓	
6. Current Zoning Classification: DR 5.5		

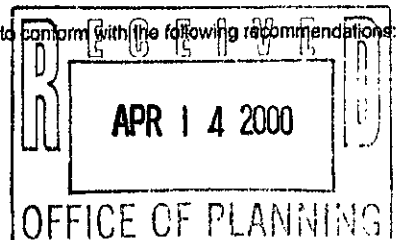
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

The applicant owns adjacent property; therefore this matter can be rectified through other means.

Signed by: Jeffrey M. Long
 for the Director, Office of Planning and Community Conservation



Placed No GHEILER on
 5-8 00 AM to 10 AM. REFEARRED
 Him to JEFF LONG.
 Revised 2/25/99

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
 BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

00-535-SP4A

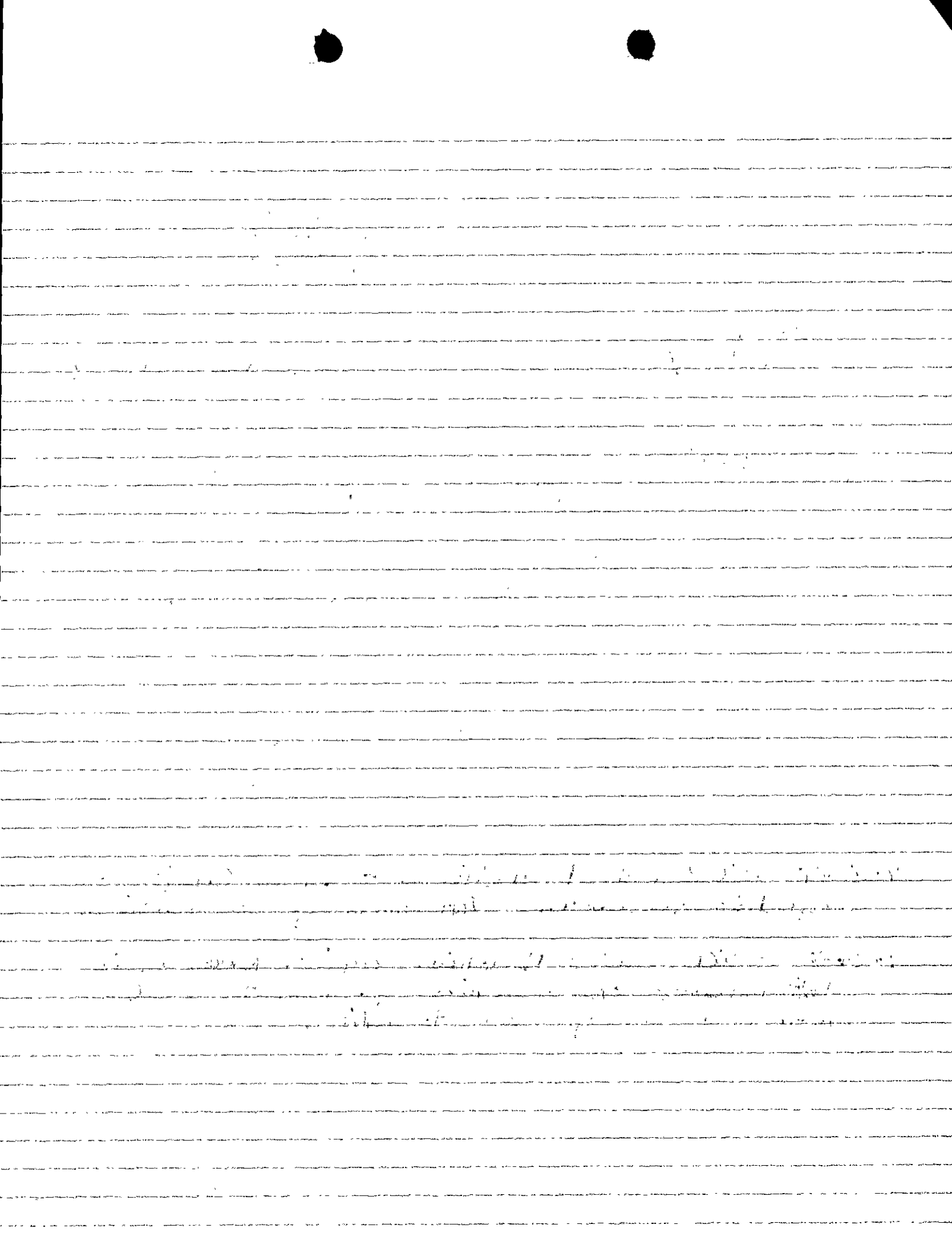
7/20/00

Patrick McCall telephoned
at 4:45 p.m. Property
has not been posted.

Sophia

7-20-00 - WCR called applicant - Isaac Gheiler -
regarding the above. Left message on machine.

7-24-00 - WCR called Mr Gheiler again. Once again
left message on machine for him to call
ASAP or he may have to refile.



AUG - 4

August 2, 2000

Lawrence E. Schmidt
Zoning commissioner
410 Bosley Ave., Room 405
Towson, MD 21204

Dear Mr. Schmidt;

I am writing this letter to voice my opposition in granting a variance to build a house on a lot on Glenrock Road which is too small to meet the current zoning requirements. Building a house on this now open lot would change the neighborhood forever. Sudbrook Park is an old, well-established community. It is in the best interest of all residents that the variance be denied to preserve the neighborhood and retain this parcel for open space. Sudbrook Park is a lovely neighborhood which is known for its stately trees and open spaces. This variance would surely effect the neighborhood in a negative way. Please take this information and my opposition into account before you make your ruling.

Thank you,



Joanne Bauman
1015 Windsor Road
Sudbrook Park, MD 21208
410-484-3526

August 2, 2000

AUG - 3

Richard E. Gruberg
504 Upland Rd.
Pikesville, MD 21208

The Honorable Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, MD 21204

Dear Commissioner Schmidt:

I am writing in reference to Case Number 00-535-A, involving a request for a variance to build a one family dwelling on an undersized lot at 615 Glenrock Road. The property in question is roughly 100 feet from my property and residence at 504 Upland Road.

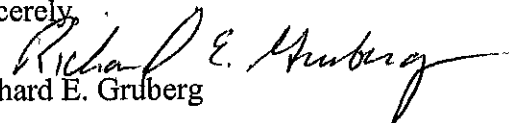
As far as I know, Mr. Enzenga has no plans to live in the structure he wants to build, and I am concerned that, once built, it would eventually become another rental property on the block. This block already has a disproportionally large number of such properties, which in my opinion is no coincidence: the lots are small and the structures are small. As a result, it is often easier to find a tenant who wants to rent these properties than it is to find a buyer who wants to occupy them. 612 Glenrock, across the street from the lot in question, is a rental property. 613 Glenrock, which is adjacent to lot 615 and also owned by Mr. Enzenga, is also a rental property. 611 Glenrock, which is next door to Mr. Enzenga's rental property at 613, is another rental property. Because the lot at 615 is roughly 2500 square feet smaller than the other lots on the block, the proposed structure will necessarily be small, and will in all likelihood suffer the same fate.

The addition of another potential rental property threatens the stability of the neighborhood and the quality of life local residents have come to expect. Within the last year, residents have had to make several noise complaints to the police concerning 612 Glenrock. My Enzenga's own dwelling at 613 Glenrock, until quite recently, was unoccupied for several years and appeared to be in a state of disrepair. These issues, combined with others concerning aesthetics and the proximity to a County Landmarks District, suggest that this variance request should be denied, pursuant to section 307 of the Baltimore County zoning code: The granting of the request will have a detrimental effect on the neighborhood, and its denial will cause absolutely no hardship to the property owner, except a financial one.

I trust you will consider all these issues when deciding this case. Thank-you for your time.

Sincerely,

Richard E. Gruberg



August 2, 2000

James Cockey
609 Cylburn Road
Pikesville, Md 21208

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md 21204

Dear Commissioner Schmidt:

I am writing in regards to Case Number 00-535-SPHA for the proposal to build a residence on an undersized lot on Glenrock Road. I have lived in this community for over forty years and I am concerned about the effects this would have in Sudbrook Park and the surrounding community. This street is already crowded and adding another residence will only increase this crowded area. I am opposed to the request to build a new residence on this undersized lot.

Sincerely,

James Cockey

James Edmund Cockey. August 2-2000
Jean L. Cockey 8/2/2000

George H. Bowers
1018 Windsor Road
Pikesville, Maryland 21208

August 2, 2000

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Maryland 21204

RE: Case No. 00-535-SPHA

Dear Commissioner Schmidt:

I am a **homeowner** in Sudbrook Park in Pikesville. I am strongly opposed to granting a zoning variance at 613 Glenrock Road that would allow the construction of another single family house on an under-sized lot. Granting this variance would significantly hurt the character of Sudbrook Park and compromise its historic nature. The lot is too small to support a new house with the same amount of space between them as the other houses on the street. It is so small that there will be no way to have off-street parking, which will contribute to street congestion. Sudbrook Park is a mixture of houses built in the late 19th and early 20th centuries with another crop of houses built in the 1940's and 1950's. The older homes are built on lots that are an acre or larger in size. The homes built before the war and in the 1950's have a uniform appearance with uniform setbacks and spacing between them, even though they are on lots of at least 7500 square feet. To permit a new house to be built on this space will open a wound in the neighborhood that will eventually lead to a decline.

This zoning variance is being initiated by an absentee landlord who does not live in our neighborhood and who, obviously, does not appreciate it. Sudbrook Park is a fragile neighborhood because it is one of the older suburbs in the county that is surrounded by neighborhoods that have experienced a decline. Because of its historic background, the homeowners in Sudbrook Park have fought hard to protect this gem of a neighborhood from falling into similar decline. This is to the benefit of not only the residents of the neighborhood but the entire county because it preserves a significant historic neighborhood as well as the tax base for the county. I strongly urge you to deny the request for this variance.

Sincerely,


George H. Bowers

August 2, 2000

Lawrence E Schmidt, Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, MD 21204

ZONING CASE # 00-535-SPHA, Glenrock Road

Dear Commissioner Schmidt::

My name is Patrick McCall and I live at 507 Upland Rd in Pikesville MD, located in the Sudbrook Park community. This letter will serve to address the pending permit to build on an undersized lot on a piece of property next to 613 Glenrock Road, which is adjacent to my back yard.

The owner of the property does not live and has not lived in the neighborhood for some time. He is seeking to subdivide the lot at 613 Glenrock Road and build another house on the undersized subdivision. The initial notice, posted in May 2000, was placed in a location that was only viewable from one direction of travel because of a disabled van parked on the street. I happened to notice the sign one day and was motivated to make a request to have a public hearing on the issue. The hearing was scheduled for June 14, 2000. Mr. Gheiler did not post signs for the June 14 hearing in the required time. He then petitioned for special hearing on June 13th, one day before the scheduled public hearing.

The hearing was then rescheduled for August 3, 2000 and the requirement to have the sign for the hearing posted was July 19th. The sign was **not** posted. However, on July 25th, a sign was posted stating the hearing was to be rescheduled. I contacted your office on July 31, when I spoke with you, because I was unable to get confirmation on the hearing from the zoning office.

Sudbrook Park is a well-established community, most of which, is designated as a Historic District. I am very concerned about this application for permit to build on this undersized lot. My concerns are as follows:

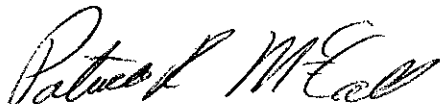
1. I believe that the lot does not meet the requirements of Section 307 of the code.
2. The area in question is zoned as DR 5.5. While I have been unable to get an exact answer out of the planning/zoning departments, I have reason to believe that the existing neighborhood is already in excess of the population density allowed at 6 houses/acre. The permit to build on the undersized lot should be denied for this reason alone, but I will look to you to verify the population density of the block.
3. The lot is too small to support a building and maintain the existing spacing between houses in the neighborhood. All properties on Glenrock Road are at least 7500 square feet. The proposed building site is only 5500 square feet. The addition of a house on this lot will make the area feel extremely crowded. Open spaces are one of the items residents value and enjoy that will be compromised. Squeezing a new house on this small lot will forever change the look and feel of the immediate area. It is inappropriate in the context of the surrounding homes/lot sizes, will negatively impact property values as well as negatively effect the general welfare of the community.

4. Sudbrook Park is well known for its old trees, which give the neighborhood its unique feel we all enjoy. It is likely that at least 2 trees would have to be cut down to build on this lot. The addition of a new house on this property may adversely impact the existing historic districts and may preclude future historic district expansion in this area.
5. All properties on Glenrock were built between 1943 and 1950 and have a uniform appearance. It is unlikely that the proposed building will be compatible with existing homes. Mr. Gheiler built a house in 1994 the next block over (Cliveden Road), which he tried to build on an undersized lot and was forced to add additional footage to the width of the property to comply with a zoning commission decision. The house he built, even though he said he intended to build a house that conformed to the neighborhood, does not conform to the neighborhood and sticks out like a sore thumb.
6. There is only on-street parking available on Glenrock Road. Parking of trucks, equipment, and workers will consume parking on this and neighboring streets, which will introduce noise and congestion into the neighborhood and be a burden on the community.
7. Sudbrook Park is a community where residents value the quiet peacefulness as well as open space and natural environment. Placing a house on this property will forever change the open feeling of the area the residents enjoy.
8. There is no access, other than narrow residential roads, for equipment and supplies to be delivered and stored. A building project will cause traffic and disrupt normal traffic patterns as well as disturb the historic area. It is also quite possible that damage may be caused to the old roads on the area.

Speaking selfishly for a moment, I purchased my house because of the quiet neighborhood, the trees, and the spacious feel of the community. I believe that these are the reasons why most residents purchased homes and/or continue to live in the area. Building on this undersized lot will disturb the qualities of the communities, which we all hold dear. In addition, the placement of a house on this small lot will forever change the look and feel of the immediate area.

There is absolutely no reason to squeeze another house into this space nor is there any benefit to the surrounding Residents and community. For these reasons, I am hopeful you will deny the variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick McCall", written in a cursive style.

Patrick McCall

August 3, 2000
(hand delivered)

Honorable Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
401 Bosley Avenue, Room 405
Towson, Maryland 21204

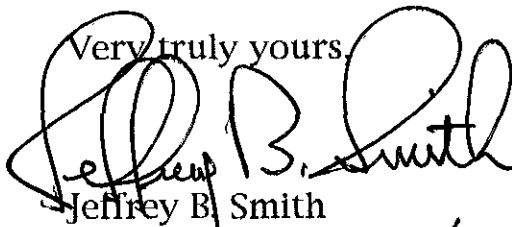
Re: Case #00-535-SPHA
613 Glenrock Road

Dear Commissioner Schmidt:

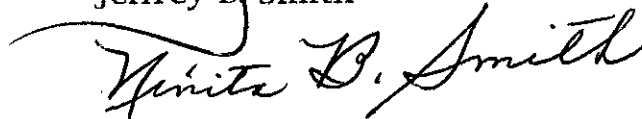
As Sudbrook Park homeowners and residents for in excess of forty years, we have come to love and revere our neighborhood and its residents. Instead of deteriorating in time, it has become more attractive and a most pleasurable place to live. We are concerned, however, that if the petitioner has his way it will be a decided step in the wrong direction.

We most respectfully suggest that there is no valid reason to circumvent the applicable zoning laws which have long pertained to the subject property. It is earnestly requested that the petition be denied.

Very truly yours,



Jeffrey B. Smith



Ninita B. Smith

Ninita B. Smith

602 Glen Rock Road
Pikesville, MD 21208
August 6, 2000

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave., Room 405
Towson, MD 21204

Dear Mr. Schmidt:

I do not approve of the proposal to build a small house on part of the lot of 613 Glen Rock Road and hope that you will deny it, Case Number 00-535-SPHA.

In my opinion, an additional house in that small space would ruin the neighborhood by making it appear too crowded.

Thank you for considering my request.

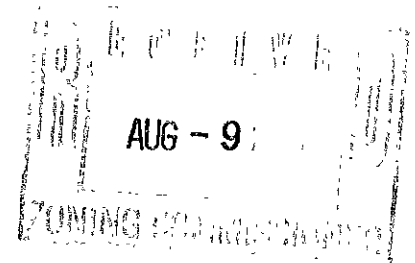
Very truly yours,

*Sincerely,
Ruby Finnegan*

Ruby Finnegan

AUG - 9

Elizabeth P. S. Stellmann
1008 Windsor Road
Sudbrook Park, Maryland



August 7, 2000

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Maryland 21204
Dear Commissioner Schmidt:

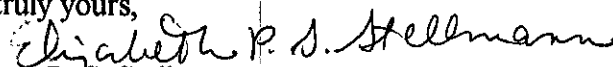
Re: Zoning Case No. 00-535-SPHA, Glenrock Road, Sudbrook Park

Dear Commissioner Schmidt:

I am writing to you on behalf of the Zoning Committee of Sudbrook Park and also as a 13 year current resident of the Park, and a member of the Stellmann family, which has lived in the Park continuously since its creation in the early 1890s.

Darragh Brady's letter to you of August 2, 2000 sets forth the Park's position quite succinctly. As the Chair of the Zoning Committee, I wish to bring to your attention the seriousness with which Sudbrook Park continuously seeks to adhere to the Zoning guidelines and regulations in the attempt to protect the quality of life here for all our neighbors, and to protect the unique historical integrity of Sudbrook Park. Although the time our private citizens give to demanding adherence to the Zoning regulations is a hardship, it is the price we pay to insure the esthetic, tranquil, and verdant continuity of this Baltimore County Landmark. In return, we ask that you uphold the zoning guidelines and reject the builder's mercenary request that in no way is substantiated by hardship or adherence to approved guidelines.

Very truly yours,


Elizabeth P. S. Stellmann

cc: Kevin Kamanetz

509 Upland Road
Pikesville, MD 21208 4735
August 8, 2000

Mr. Lawrence E. Schmidt
Zoning Commissione
401 Bosley Avenue, Room 405
Towson, MD 21204

Case Number
00-535-SPHA

Dear Mr. Schmidt:

My house faces Glenrock Road even though the address must be Upland Road since Upland borders the narrow end of my lot. Hence, I am very concerned about the proposal to build a house on my left on part of the lot nextdoor at 613 Glenrock Road. Please deny this petition.

This left side of my lot is the best side to enjoy with chairs under the shadow of a tree because the rear is only 10' from the wire fence separating 509 from 507 Upland Road, the front side is 15'9" from my white picket fence along Glenrock Road, and the right side along Upland has an area of boxwood that has grown very large. It was already growing when I bought the house in 1960.

Of course, my space would still be the same as now, but a new house so close would probably make me feel confined.

The reported "modern look" of the proposed house is unfortunate since it would be much better for it to be compatible with the other houses here.

Such additional construction would make this entrance to historic Sudbook Park much less attractive not only by its appearance but also by creating a crowded effect.

When I bought my home in 1960, I bought for my retirement years as well as the immediate future (a Cape Cod bungalow with living all on one floor) and a location convenient to Baltimore Junior College (now Baltimore Community College) and to relatives in Catonsville and Parkville. Now retired from teaching, I hope to enjoy it to the full. Your help would be greatly appreciated.

Thank you for your consideration.

Very sincerely yours,

Maud-Ellen Andrews

Maud-Ellen Andrews (Mrs. Clifford H.)

AUG - 9

August 9, 2000

Nancy Nelson for Esther and Raymond Glover
601 Upland Rd
Pikesville MD 21208

Lawrence E. Schmidt
Zoning Commissioner

RE: Case Number 00-535-SPHA

My parents Raymond and Esther Glover, both 82 years old, are concerned about their property value dropping if a house is allowed to be shoehorned into 613 Glenrock Road, which is directly across the street from their house. My parents are upset that the construction will effect the sale of their home.

On several occasions, Phil Enzenga mentioned that he had two lots, but no mention of any desire to build another house on the lot. Ever since Phil bought the house, the property has deteriorated. The house looked terrible inside and was crawling with roaches on my last few visits. He had someone fix up inside to sell the house after he moved to Anne Arundel County. He couldn't sell the house so he rented it out. Now, the house is an eyesore again with gutters sagging and 1 foot trees growing in the gutter.

If you allow a house to be sandwiched onto 613 Glenrock Road, there will be two ill maintained homes side by side, which are across the street from my parents home. There is no hope Phil will suddenly begin maintaining two houses when he hasn't maintained his first house.

The first hearing notice was put up late giving less than a week's notice and was placed where vines and small trees obscured full view of the notice. The second notice had "to be rescheduled" added to the bottom of the notice and this was confusing. I understand the builder/property owner claimed the first sign was taken down by neighbors, but who would benefit from that?

There are 2 mature trees that would be sacrificed if a house is built and there are roots of mature trees on adjoining properties that would be damaged by equipment. Who would be responsible for their removal if those trees die?

Page 2 - Case Number 00-535-SPHA

Glenrock is already a congested street. It is impossible for two cars to pass each other with cars parked on both sides of the street. Homeowners with driveways have difficulty entering their driveway because there is not enough room with cars parked extremely close to the entrance of the driveway. Large construction equipment will further congest this peaceful neighborhood.

In conclusion, my parents and I are extremely opposed to the construction of another home squeezed between 2 other homes. Again, our main concern is that the deterioration of the existing home and the development of another home that will be poorly maintained will further depreciate the value of my parents home. Please, do not allow this to happen.

Sincerely

A handwritten signature in cursive script that reads "Nancy Nelson". The signature is written in black ink and is positioned below the word "Sincerely".

Nancy Nelson

TO: Lawrence E. Schmidt
Zoning Commissioner

FAX: (410) 887-3468

FROM: Nan Nelson

DATE: August 8, 2000

If this facsimile is received from anyone other than the above referenced person and/or agency, please call (410) 871-0977. Thank you.

RRIG CORPORATION
3403 Old Post Drive
Baltimore, MD 21208
Phone: (410) 486-5693

6/5/00
w/yr
To: ~~Sgt~~
See me - uca
6/6/00
1/2

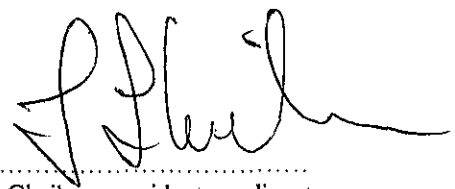
Re.: Hearing for 615 Glenrock Road.

Mr. ARNOLD JABLON
BALTIMORE COUNTY
ZONING DEPARTMENT

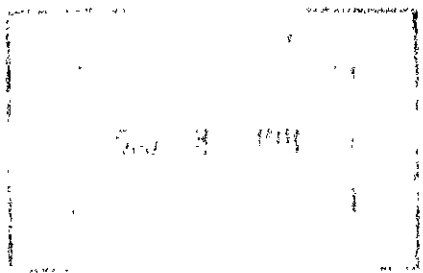
Dear Mr Jablon:

Since we are applying for a Variance on the property in reference, we ask your department to postpone the hearing schedule for this property on June 14, 2000 , because we want to have only one Hearing for both, the Variance and the Undersized lot hearings.

Thank you very much,



.....
Isaac Gheiler - president, applicant



RECEIVED

00-1580

JUN 5 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Tuesday, August 1, 2000

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, MD 21204

Dear Mr. Schmidt,

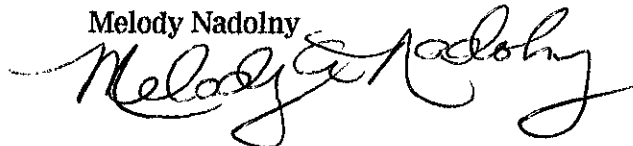
This letter is in reference to case number: 00-535-SPHA. I am a resident of Sudbrook Park. I am opposed to the request to build on this undersized lot. This community is very special. Many people who grew up here are moving back here, because this neighborhood is so unique. My husband was born and raised in Sudbrook Park, and we chose to buy our home here after we were married. His mother still lives here. I did not grow up in this community, I have lived here for six years, started my family here, and I plan to raise my family here. I have fallen in love with Sudbrook Park, with its' open spaces, and its' beautiful old trees. I especially love the true sense of community here. Neighbors smile and raise a hand in greeting when you pass by.

I feel that building on this lot would be detrimental to the community, as it will be crowded in, the distance between the houses will be smaller. It will be different from all of the other lots on Glenrock Road, and it will alter the balance and continuity of the homes in this area.

There is a friendliness and an innocence in Sudbrook Park, that you cannot find in other neighborhoods. I hope that the tone of this neighborhood, one of generations past, can remain unchanged.

Sincerely,

Melody Nadolny



607 McHenry Road
Baltimore, MD 21208

Melanie Anson

1007 Windsor Road
Baltimore, Maryland 21208
(410) 486-6814

August 2, 2000

By Fax to 410-887-3468

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Re: Zoning Case No. 00-535-SPHA, Glenrock Road, Sudbrook Park

Dear Commissioner Schmidt:

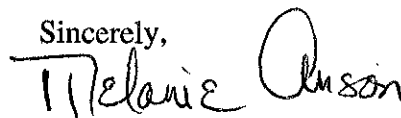
As a long-time resident of Sudbrook Park and current historian of the community, I wish to express my opposition to the granting of a variance for petitioner to build on an undersized lot next to 613 Glenrock Road.

Sudbrook Park is a community of national and local historic significance. Designed in 1889 by America's great visionary and landscape architect, Frederick Law Olmsted, Sr., it has strived for years to preserve its strong community spirit and protect its historic integrity from detrimental impacts. The proposed development is on property that borders our County Landmark District on Cliveden Road and is very near both the National Register and County Landmark District boundaries, which encompass Upland Road. The proposed new house on an undersized lot will adversely impact these districts.

Not only would large trees – that contribute to Sudbrook's valued ambiance – be lost, but a new house will be out of character with the existing Glenrock homes, all 1950s or earlier vintage. Less than a block away are homes dating from the 1920s and earlier. Additionally, the subject lot (5,500 square feet) is 2,000 square feet less than the other Glenrock homes. Even a small house will have little to no side yard or appropriate set backs. Essentially, another house will overcrowd Glenrock Road, which now has a matching arrangement of lot sizes on both sides of the street.

In the mid-1990s, Mr. Gheiler built another new house on Cliveden Road in Sudbrook Park. Unfortunately, both in style (aluminum sided pre-fab split level) and setting (insufficient setback and landscaping, with large front yard concrete parking pad), that house is not a good "fit." There, he even had an ample lot. While that house would be fine in a new subdivision, it is totally inappropriate in Sudbrook Park. I urge you to DENY this variance request, which will adversely effect our historic districts and community.

Sincerely,



Melanie Anson



Sudbrook Park Inc.

By Fax to 410-887-5708

Hard Copy to Follow

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Request for Interested Party Status and to Receive Correspondence, etc.

Dear Mr. Jablon:

Please enter Sudbrook Park, Inc. as an interested party and to receive a copy of all filings, letters, inter-office correspondence and department comments regarding Permit No. 411727, to build on an undersized lot located at 615 Glenrock Road. This property is in the community of Sudbrook Park and is adjacent to the area in Sudbrook Park that is listed as both a National Register Historic Site and a Baltimore County Historic Landmark. If possible, copies should be sent both to me and to Darragh Brady, President, Sudbrook Park, Inc., 500 Sudbrook Lane, Baltimore, MD 21208.

It is our understanding that a request for a public hearing already has been filed, and we would like to submit comments and participate in that hearing once it is scheduled. Should any other zoning-related requests regarding this property be filed, such as for variances, etc., please also list Sudbrook Park, Inc. as an interested party and copy us on all filings and correspondence.

Please let me know if we need to do anything further at this time, and to whom we should direct correspondence on this matter. Thank you for your attention to this request.

Sincerely,
SUDBROOK PARK, INC.

By:

Melanie Anson (410-486-6814)
Zoning Committee and Historian

cc: Darragh Brady, President, Sudbrook Park, Inc.
Elizabeth Stellmann, Zoning Chair
Patrick McCall

5/23/00
1000-
please make sure
notice is sent about
the hearing
Goph sent hearing
notice + permit
TC 5/24 to inform
of hearing date
Copy hearing notice
Sent 5/24/00 SJ

1007 Windsor Road
Baltimore, MD 21208
May 22, 2000



Sudbrook Park Inc.

1007 Windsor Road
Baltimore, MD 21208
June 8, 2000

To: Sach
re-date posting
6/14/00
ua

By Fax to 410-887-2824

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Hearing on Permit #411727, to build on an undersized lot located at
615 Glenrock Road, Pikesville, MD 21208

Dear Mr. Jablon:

On behalf of Sudbrook Park, Inc., I am writing to request that the zoning hearing scheduled for 11:00 a.m. on Wednesday, June 14, 2000 regarding the above-referenced property be cancelled for that date, because the petitioner has failed to post the required notice of hearing.

Your Department's May 19 "Notice of Zoning Hearing" states that "**the petitioner must have the zoning notice sign posted by an approved poster on the property by May 30, 2000.**" The required posting notifying the public of the scheduled hearing was not done by May 30, and still has not been done. The only sign on that property is the original one requesting a building permit for an undersized lot and stating that a hearing may be requested; that sign is now almost totally obstructed by shrubbery.

I was told by both Commissioner Timothy Kotrocco's office and your department that the hearing cannot go forward as scheduled if the petitioner fails to post the required notice of the hearing. Without such a posting, the public is not on notice that a hearing has been scheduled, and is denied participation.

We would appreciate your department's timely attention to this matter. Please notify us officially of cancellation and of any new hearing date. Thank you.

Sincerely,
SUDBROOK PARK, INC.

By:

Melanie Anson (410-486-6814)
Zoning Committee and Historian

cc: Darragh Brady, President, Sudbrook Park, Inc.
Elizabeth Stellmann, Zoning Chair
Patrick McCall

*Sudbrook Park was designed by Frederick Law Olmsted, Sr. in 1889.
Historic Sudbrook Park is on the National Register of Historic Places and is a Baltimore County Historic District.*





Sudbrook Park Inc.

1007 Windsor Road
Baltimore, MD 21208
July 26, 2000

7/28/00
WCF

By Fax to 410-887-2824 and 887-5708

Hard copy to follow

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
AUG - 3

Re: Case No. 00-535-SPHA to build on an undersized lot located at 615 Glenrock Road, Pikesville, MD 21208

Dear Mr. Jablon:

On behalf of Sudbrook Park, Inc., I am **writing to request confirmation that the zoning hearing that was scheduled for 9:00 a.m. on Thursday, August 3, 2000** regarding the above-referenced property **is cancelled**, because **for the second time**, the petitioner has **failed to post the required notice of hearing**.

Your Department's July 11 "Notice of Zoning Hearing" states that "the petitioner must have the zoning notice sign posted by an approved poster on the property by July 19, 2000." No posting for the hearing was made, as required.

We also request that the hearing not be rescheduled before September. Our community association is opposed to the granting of this variance, and wishes to participate in the hearing. Key participants will be unavailable during August. Moreover, judging from the petitioner's repeated failures to comply with sign posting requirements, haste would not seem to be important to him (the 1st hearing was scheduled for June 14).

Both Patrick McCall of Sudbrook Park and I have attempted to confirm that the Aug. 3 hearing has been cancelled, but no one at DPDM has gotten back to us. **Please notify us officially of cancellation and of any new hearing date.** We would appreciate your department's timely attention to this matter. Thank you.

Sincerely,
SUDBROOK PARK, INC.

By:

Melanie Anson (410-486-6814)
Zoning Committee and Historian

cc: Darragh Brady, President, Sudbrook Park, Inc.
Elizabeth Stellmann, Zoning Chair
Patrick McCall

002332

*Sudbrook Park was designed by Frederick Law Olmsted, Sr. in 1889.
Historic Sudbrook Park is on the National Register of Historic Places and is a Baltimore County Historic District.*





Sudbrook Park Inc.

Fax to:
Office of the
Zoning Commissioner
410-887-3468

1007 Windsor Road
Baltimore, MD 21208
July 30, 2000

By Fax to 410-887-2824 and 887-5708

Mr. W. Carl Richards, Jr., Supervisor, Zoning Review
Baltimore County Dept. of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Case No. 00-535-SPHA, 615 Glenrock Road/Hearing Date

Dear Mr. Richards:

Thank you for your letter of July 26, which Patrick McCall and I both received yesterday afternoon. We were confused by your statement that DPDM has no authority to remove this matter from the docket. When this same situation occurred before the June 14 hearing, the Zoning Commissioner's office told me that I should let DPDM know the sign had not been posted, and DPDM would cancel the hearing and notify the petitioner.

I am faxing a copy of this letter to Commissioner Schmidt's office, and Patrick and I will both try to reach you and the Commissioner's office tomorrow to ascertain the status of this case. Under the circumstances, we believe that fairness dictates that the case should not proceed on Thursday. The sign was not posted on July 19, as required, and when it was posted on July 26, it stated at the bottom, in regard to the hearing: "TO BE RESCHEDULED." Petitioner has not followed required procedures and apparently has not responded to your attempts to reach him. Additionally, based on telephone calls with staff in your office, Patrick and I were led to believe that the hearing would not proceed on the August 3 date. Thus, our community is not prepared to proceed this Thursday, nor should it have to in light of petitioner's failure to comply with posting rules, and the fact that *when the sign was posted, it indicated that the August 3 date should be disregarded.*

We hope to resolve this matter tomorrow. Thank you.

Sincerely,
SUDBROOK PARK, INC.

By:

Melanie Anson

Melanie Anson (410-486-6814)
Zoning Committee and Historian

cc: Lawrence E. Schmidt, Zoning Commissioner (Fax to 410-887-3468)
Darragh Brady, President, Sudbrook Park, Inc
Elizabeth Stellmann, Zoning Chair
Patrick McCall

*Sudbrook Park was designed by Frederick Law Olmsted, Sr. in 1889.
Historic Sudbrook Park is on the National Register of Historic Places and is a Baltimore County Historic District.*





Sudbrook Park Inc.

500 Sudbrook Lane
Baltimore, MD 21208
August 2, 2000

By Fax to 410-887-3468

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Re: Zoning Case No. 00-535-SPHA, Glenrock Road, Sudbrook Park

Dear Commissioner Schmidt:

On behalf of Sudbrook Park, Inc., I am writing to express our strong opposition to the variance requested by petitioner in the above case to build on an undersized lot on Glenrock Road, next to 613 Glenrock Road. The site in question abuts the boundary of our Baltimore County Landmarks District on Cliveden Road and is in close proximity to the National Register and County Landmarks Districts' boundaries along Upland Road. Attempting to squeeze another house on this undersized property would be inappropriate in any community, and is even more out-of-place in our historic neighborhood. The proposed development would have a detrimental effect on both the immediate block and surrounding community, which contains a diverse mix of houses, many of which date from the 1890s and the overwhelming majority of which are at least 50 years old.

According to SDAT records, all homes with Glenrock addresses have at least 7500 square feet of property. The subject property has 5,500 square feet – a noticeable difference. Additionally, the existing properties on Glenrock were built between 1943 and 1950, and thus are compatible with each other in style and arrangement on the block. This consistent look and symmetry will be lost if a new house is jammed in on the small open side lot to the house at 613 Glenrock. Moreover, the existing open lot and landscaping, with several good size trees, provides important visual and aesthetic amenities for the neighborhood that will be lost if a new house is allowed to be developed there.

We also believe that prior precedent supports denial of the requested variance in Sudbrook Park. In a September 28, 1994 decision in Case Nos. 94-535-A and 94-535-A, Petitions for Variance, you denied a request for variance relief to permit a 5 foot side yard setback in lieu of the required 10 feet, and for an undersized lot in a D.R. 5.5 zone – to build two houses on two lots on Cliveden Road in Sudbrook Park (the next street over and parallel to Glenrock). In denying petitioner's request, your September 1994 decision notes, appropriately we think, that "it is the sense of overcrowding which is troubling. . . ." and "a row of four houses this close together in this community is not appropriate. . . it would be detrimental to the surrounding community." (Decision at page 9). The same



reasoning applies here, we believe. (We note that the builder in that case also was Isaac Gheiler. One house was allowed as a matter of right, but the one house Mr. Gheiler did construct is architecturally inappropriate (to the street and community) and also was sited poorly on the lot. Because it is so close to the street and devoid of trees, it contrasts rather jarringly with the existing older homes.)

On September 17, 1996 (Case No. 97-52-A), Deputy Zoning Commissioner Timothy Kotroco denied a variance to allow a Jerr Dan tow truck to be stored at a residence in Sudbrook Park. We believe that his reasoning with respect to negative impact on the historic district applies in this case too:

"To allow a tow truck to be stored on [petitioner's] property would be adverse to the general welfare of this community and would be inconsistent with its location on the National Register of Historic Districts. While it is true that [petitioner's] particular property . . . borders this historic district, it is in close enough proximity so as to affect the overall character of that historic district." (Decision at pages 4-5)

On April 17, 1997, the County Board of Appeals of Baltimore County also denied the request for variance in Case No. 97-52-A. That decision, page 5, notes that the petitioner/appellant "had not produced any testimony or evidence that would enable this Board to grant the variance" based on the requirements of Section 307.1 of the Baltimore County Zoning Regulations "and the variance guidelines that have been established by the Court of Special Appeals and the Court of Appeals in both Cromwell v. Ward and the Chesterhaven cases." In the variance request at issue here, we submit that petitioner likewise does not meet the requirements of Section 307.1 or the guidelines enunciated by the Maryland Appellate Courts and cited by the Board of Appeals.

For all of these reasons, and others to be noted at the hearing, we urge you to deny petitioner's request for a variance to build on this undersized lot on Glenrock Road in Sudbrook Park. We thank you for consideration of our comments.

Sincerely,
SUDBROOK PARK, INC.

By:

A handwritten signature in cursive script, appearing to read "Darragh Brady", with a diagonal line through the end of the name.

Darragh Brady, President

cc: Elizabeth Stellmann, Zoning Chair

1019 Kingston Road
Baltimore, MD 21208
August 2, 2000

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave., Room 405
Towson, MD 21204
FAX: 410-887-3468

Re: CASE #00-535-SPHA

Dear Zoning Commissioner Schmidt:

I am writing in opposition to the request for a variance in the above-referenced case.

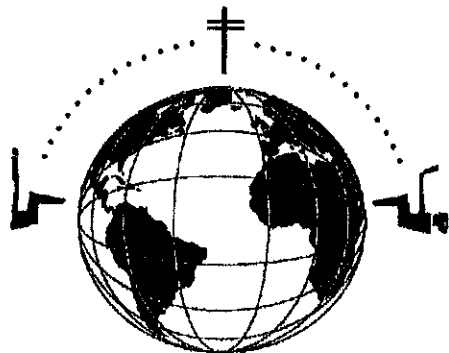
If granted, the variance would result in the squeezing in of a new house on a small lot at 615 Glenrock Road, which is clearly incompatible with the surrounding neighborhood.

For that reason, I request that you deny the request for a variance.

Sincerely,



Dana M. Stein
Civic Vice-President, Sudbrook Park, Inc.



RapidFax

*This Fax was sent using FAXcillitate
The Premier Fax Software for the Apple Macintosh™*

To: Commissioner Lawrence Schmidt, - Zoning Commissioner

From: Richard L. Ottenheimer

Fax Phone Number: (410) 486-2737

Date: Thu, Aug 3, 2000 • 8:17 AM

Transmitting (2) pages, including cover sheet.

If there is difficulty with this transmission, please call: (410) 486-2010

Richard L. Ottenheimer

*705 Carysbrook Road Baltimore, Maryland 21208-4748
(410) 486-2010*

August 3, 2000

RE: CASE NUMBER 00-535-SPHA

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave., Room 405
Towson, MD 21204
FAX: 410-887-3468

Dear Commissioner Schmidt:

I write to OPPOSE the request for a variance to build an additional home on the lot at 613 Glenrock Road.

When I was informed that a variance request had been filed, I went over to look at the site for myself. I understand why this lot would be too small to meet current zoning requirements. I tried to imagine what options the builder has for the site.

To put a home on this undersized lot, the builder would need to either:

- 1) Built a very small home proportional to the lot size.
- 2) Build a home the size of those on the block, but almost on top of the existing home on that site. (ignoring required space between homes)
- 3) Build the home with a front that runs perpendicular to the street.

None of these options would be acceptable because there is no way to squeeze another home on the site that would blend in with the existing homes on that block. It would forever have a the negative visual impact on the block, and the community, with the appearance of being built as an after thought.

The lot size is clearly too small to facilitate another home. therefore, I request that existing and applicable zoning laws be continued in effect, and that the request for variance be **DENIED**.

Sincerely,

Richard L. Ottenheimer

August 3, 2000
1017 Windsor Road
Baltimore, MD 21208

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Reference Case number 00-535-SPHA

Dear Mr. Schmidt,

As concerned residents of Sudbrook Park, we urge you to deny a zoning variance to the individual who is proposing to build on 615 Glenrock Road. Sudbrook Park is nationally recognized for its Olmsted landscape design that includes open spaces and towering trees, bucolic vistas and graceful roadways. This proposed project does not fit in the neighborhood or its plan.

The residents of Sudbrook Park work tirelessly to preserve its historic character and charm. The project poses a threat to the neighborhood by cutting down several majestic, old trees on the lot, over building for the small lot, adding a new house to a street with houses that date back to the 1940's and creating a parking and noise problem during construction.

After close examination the surroundings and conditions of the lot in question, we hope you will oppose this variance request.

Sincerely,

Elinor and Jeffrey Spokes

7701 Greenbelt Road, suite 204, Greenbelt, MD 20770
(301) 446-0300, 1-800-394-1051, FAX (301) 446-1016

First Investors Corp.

Fax

To: LAWRENCE E. SCHMIDT From: NURRAINE MILLER

Fax: 410-887-3468

Pages Incl. Cover 2

Phone:

Date: ~~8/2/00~~ 8/2/00

Re: Proposed New House
To Be Built in Sudbrook Park

CC:

☒ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Since I'm unable to attend the hearing on Thurs. 8/4 at 9:00AM. I would like to advise the zoning committee that I'm also AGAINST building on the lot at 613 Glenrock Road. I'm in agreement that any newly built house TAKES AWAY from Sudbrook Park old well established community. This has been there highly selling point when I moved here, along with others who RESIDE here. WE need to maintain Sudbrook Park uniform appearance.

Sincerely,
Nurra Miller
502 Upland Rd
P. Reston, Md 21208

July 18, 2000

RE: PROPOSED NEW HOUSE TO BE BUILT IN SUDBROOK PARK

Dear Neighbor,

Over the last few months an event has been building that will permanently affect our neighborhood. On Glenrock Road near Upland, there is an open space that is part of the 613 Glenrock Road address. A builder has filed a request for a special hearing to obtain a variance that will permit him to build on this lot, which is too small to meet current zoning requirements without the variance. The owner of this address lives in Anne Arundel County and currently rents the property located at 613 Glenrock Road. Building a house on the now open lot will change the neighborhood forever.

Sudbrook Park is an old, well-established community. The proposed building site is close to portions of Sudbrook Park that are on the National Register of Historic Places and backs up to land on a County Landmarks District. It is in the best interest of all residents that the variance be **DENIED** to preserve the neighborhood and retain this small parcel of open space as it is.

This letter is intended to inform the community of the pending issues as well as to ask for your assistance in opposing the request to build on this site. Please read the information below, as it outlines the main reasons to oppose building on this undersized lot. Additionally, the lot does not meet the legal requirements for variance under section 307 of the zoning code.

1. Sudbrook Park is well known for its old trees, which give the neighborhood its unique feel we all enjoy. It is likely that at least 2 trees would have to be cut down to build on this lot. The addition of a new house on this property would adversely impact the existing historic districts. It might also preclude future historic district expansion in this area.
2. The lot is too small to support a building and maintain the existing spacing between houses and lots in the neighborhood. All properties on Glenrock Road are at least 7500 square feet. The proposed building site is only 5500 square feet. The addition of a house on this lot will make the area feel very crowded. Open spaces are one of the items residents value and enjoy that will be compromised. Squeezing a new house on this small lot will forever change the look and feel of the immediate area. It is inappropriate in the context of the surrounding homes/lot sizes, would impact property values and have a negative effect on the general welfare of the community.
3. All properties on Glenrock were built between 1943 and 1950 and have a uniform appearance. It is unlikely that the proposed building will be compatible with existing homes. *(Take a walk down Cliveden Road between Upland and Millford Mill roads and you will immediately notice a new house that stands out and does not conform to the existing houses. The same builder who wants to build on the undersized lot built this house.)*
4. There is only on-street parking available on Glenrock Road. Parking of trucks, equipment, and workers will consume parking on this and neighboring streets, which will introduce noise and congestion into the neighborhood and be a burden on the community.

In order to effectively oppose this variance request, we need your help! The best way to help is to write a letter outlining your concerns to:

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave., Room 405
Towson, MD 21204
FAX: 410-887-3468

Make sure to reference CASE NUMBER 00-535-SPHA

The hearing has been scheduled for 9:00 a.m. on Thursday, August 3, 2000.. This is a public hearing so if you are available, please attend (Room 407, 401 Bosley Ave.). The Zoning Commissioner should receive letters by August 3, 2000. If anyone has any questions, please feel free to call me at 410-580-1883.

Patrick McCall, 507 Upland Road

August 1, 2000

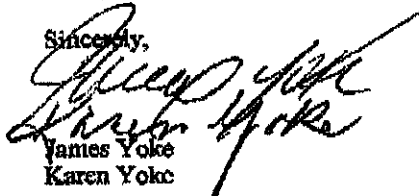
709 Howard Road
Pikesville, Maryland 21208

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave., Room 403
Towson, MD 21204
Case #00-535-SPHA

Dear Mr. Schmidt,

As long time residents of Sudbrook Park our family enjoys our neighborhood for it's old trees and being placed on the National Register of Historic Places. The addition of a proposed new home to be located at 615 Glenrock Road does not meet the legal requirements for variance under section 307 of the zoning code. We are opposed to granting this variance. This home would change the character of Sudbrook Park and set a prescient for other homes to be built.

Sincerely,



James Yoke
Karen Yoke

Dear Sir

August 1, 2000

I oppose the granting of a variance to build another house on an undersized lot.

I bought my home because of the spacious look that was created.

Case # 00-535-SPHA

Sincerely,
Mabel Ruth Beares
605 Glenock Rd.
Balto, Md. 21208

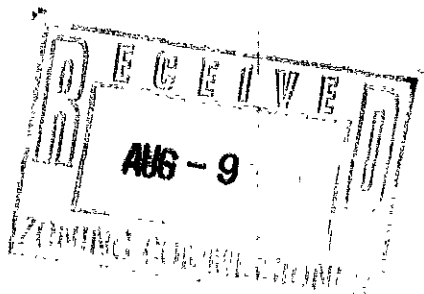
Mrs. Rebecca Rosnow
604 Glen Rock
Pikeville Md, 21208
Phone 2410-484-8015

To Whom It May Concern

I object to what it will do to
our proud, beautiful parks, open
space, trees, the feel of this historical
landmark. All this would impact
property values and have a negative
effect on the general welfare of the
Community.

Sincerely Yours

Rebecca Rosnow



Must be Case No
00-5357A.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

Melanie Anson
Patrick McEll
Richard L. Ottenheimer
Jeffrey B. Smith
Maud-Ellen Andrews

ADDRESS

Balto
1007 Windsor Rd 21208
507 Upland Rd Balt 21208
705 Carysbrook Rd Balto 21208
607 Sudbrook Road "
509 Upland Rd, Pikesville MD 21208-4735



IMPORTANT MESSAGE

FOR no - 1st
 DATE 8/13/98 TIME 11:45 AM
 M Shel Wheeler
 OF (443) 250-1798
 PHONE (443) 250-1798 EXTENSION
☐ FAX
☐ MOBILE

TELEPHONED	AREA CODE	NUMBER	TIME TO CALL
PLEASE CALL			
CAME TO SEE YOU			WILL CALL AGAIN
WANTS TO SEE YOU			RUSH
RETURNED OUR CALL			SPECIAL ATTENTION

MESSAGE 111 00-535-A -

The pack request was
noted by the 3 people
at least 3 people
one for under seal lot and
one for under seal (does not
have a date of posting but
has a date of posting but

Tops the signs were

posted. Have placed a
 call to the office for
 certificate of posting
 Mrs. Wheeler says her
 husband and the proper
 owner will be at the
 hearing on Thurs. 8/13.

Butte

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

Isaac Gheiler
for RRIG Corporation

ADDRESS

3403 Old Post Drive
Baltimore, MD. 21208





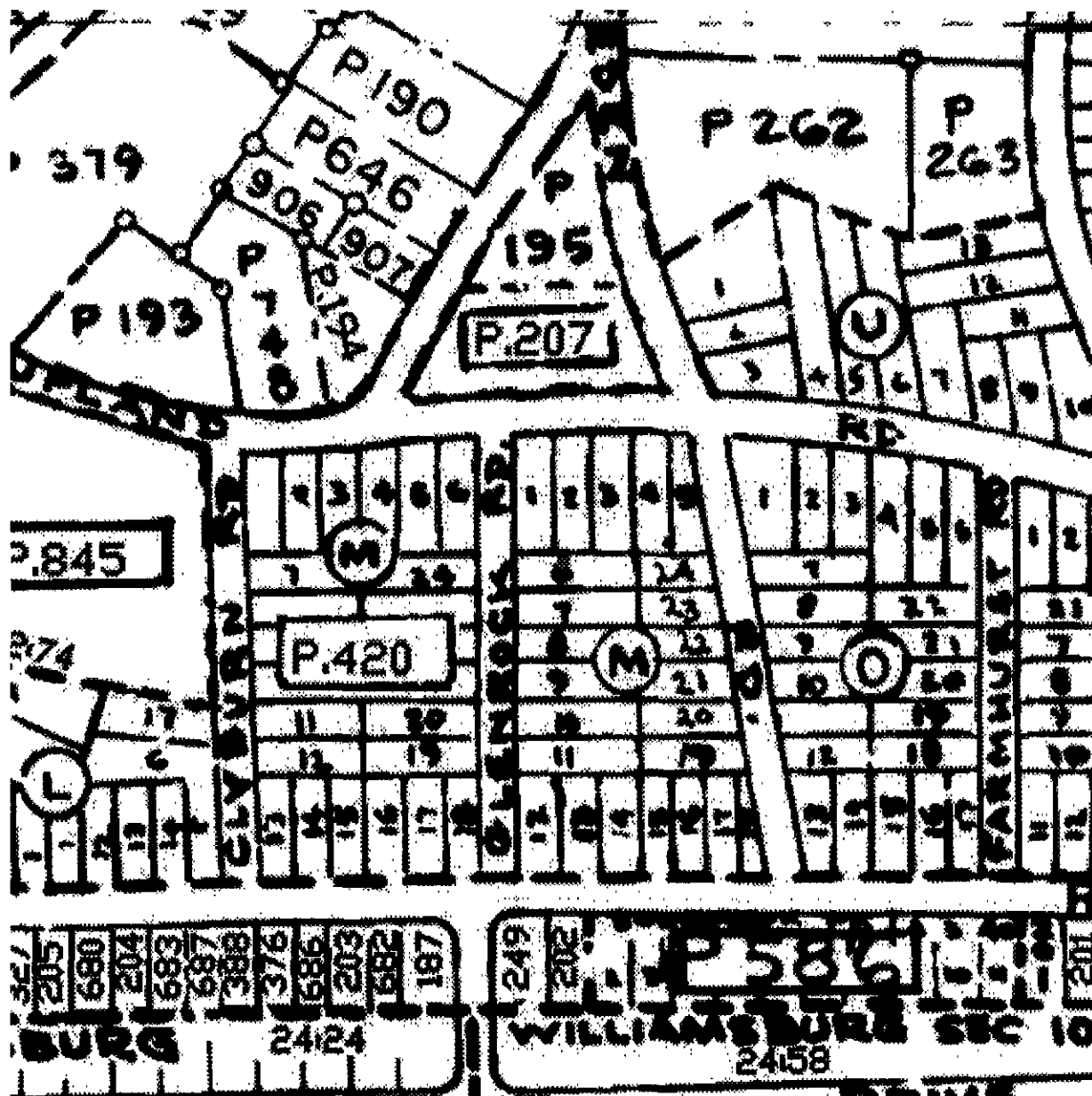
Real Property Information

Maryland Department of Assessments and Taxation
Real Property System

[\[Go Back\]](#)

Account ID : 04030305061480

[Zoom In]



Property maps provided courtesy of the Maryland Office of Planning © 1999.
For more information on electronic mapping applications, visit the Maryland Office of Planning web site at www.op.state.md.us.

**Real Property
Information****Maryland Department of Assessments and Taxation
Real Property System**[\[Go Back\]](#)**BALTIMORE COUNTY**[\[Start Over\]](#)**Page 1 of 1***Click on the Owner's Name to select:*

Owner Name	Account Number	Street Location	OCC	Map	Parcel
ENZENGA PHILIP JO	04030305061481	GLENROCK RD	N	78	420
FINNEGAN RUBY M	04030323054110	602 GLENROCK RD	H	78	420
MORRIS ROSE B	04030313078000	603 GLENROCK RD	H	78	420
ROSNOW REBECCA	04030323054150	604 GLENROCK RD	H	78	420
BEARES MABEL RUTH	04030303053910	605 GLENROCK RD	H	78	420
TISDALE HOWARD L	04030305015520	606 GLENROCK RD	H	78	420
BRADFORD R BRUCEJ	04030319053120	607 GLENROCK RD	H	78	420
JORDAN EARL M	04030313077620	608 GLENROCK RD	H	78	420
GREER JOEL CRAIG	04030310046840	609 GLENROCK RD	H	78	420
PIETROCARLO MARGA	04030301036080	610 GLENROCK RD	H	78	420
BARNARD JOHN FRED	04030312042830	611 GLENROCK RD	N	78	420
DEWEESE ANTHONY L	04030314040028	612 GLENROCK RD	H	78	420
ENZENGA PHILIP JO	04030305061480	613 GLENROCK RD	N	78	420


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**

[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0305061481

[Start Over]

Owner Information

Owner Name: ENZENG A PHILIP JOSEPH,JR
Mailing Address: 1707 MANNING RD
 GLEN BURNIE MD 21061-4352

Use: RESIDENTIAL
Principal Residence: NO

Transferred
From: ENZENG A PHILIP J,JR

Date: 11/02/1978

Price: \$0

Deed Reference: 1) / 5954/ 229
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:
 GLENROCK RD

Zoning:

Legal Description:
 PT LT 1,2

SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		N		1	81	Plat Ref: 9/ 7

Special Tax Areas
Town:
Ad Valorem:
Tax Class:
Primary Structure Data

Year Built:
 0000

Enclosed Area:

Property Land Area:
 5,500.00 SF

County Use:
 04

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:	19,870	19,870			
Impts:	0	0			
Total:	19,870	19,870	19,870	7,940	7,940
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]


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**

[Go Back]

BALTIMORE COUNTY

[Start Over]

DISTRICT: 03 ACCT NO: 0323054110

Owner Information

Owner Name: FINNEGAN RUBY M
 Mailing Address: 602 GLENROCK RD
 BALTIMORE MD 21208-4720

Use: RESIDENTIAL
 Principal Residence: YES

Transferred
 From: SPISSO LOUIS

Date: 07/17/1978 Price: \$34,900

Deed Reference: 1) / 5910/ 363
 2)

Special Tax Recapture:
 HOMEOWNERS TAX CREDIT

Tax Exempt: NO

Location Information [View Map]

Premises Address:

Zoning:

Legal Description:

602 GLENROCK RD

SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		M		19	81	Plat Ref:

Special Tax Areas

Town:
 Ad Valorem:
 Tax Class:

Primary Structure Data

Year Built:
 1950

Enclosed Area:
 1,066 SF

Property Land Area:
 7,500.00 SF

County Use:
 04

Value Information

	Base Value	Current Value As Of 01/01/1999	Phase-In Value As Of 07/01/2000	Phase-In Assessments	
				As Of 07/01/1999	As Of 07/01/2000
Land:	28,500	28,500			
Impts:	44,620	45,760			
Total:	73,120	74,260	73,880	29,400	29,550
Prof 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]


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**

[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0313078000
Owner Information

[Start Over]

Owner Name: MORRIS ROSE B
Mailing Address: 603 GLENROCK RD
 BALTIMORE MD 21208-4721

Use: RESIDENTIAL
Principal Residence: YES

Transferred**From:****Date:****Price:**

Deed Reference: 1) / 4710/ 102
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]
Premises Address:**Zoning:****Legal Description:**

603 GLENROCK RD

SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		N		11	81	Plat Ref: 9/7

Special Tax Areas**Town:****Ad Valorem:****Tax Class:****Primary Structure Data****Year Built:****Enclosed Area:****Property Land Area:****County Use:**

1948

850 SF

7,500.00 SF

04

Value Information

	Base Value	Current Value As Of 01/01/1999	Phase-In Value As Of 07/01/2000	Phase-In Assessments	
				As Of 07/01/1999	As Of 07/01/2000
Land:	28,500	28,500			
Impts:	33,610	34,520			
Total:	62,110	63,020	62,716	24,960	25,080
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]


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**

[Go Back]

**BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0323054150**

[Start Over]

Owner Information

Owner Name: ROSNOW REBECCA
Mailing Address: 604 GLENROCK RD
BALTIMORE MD 21208-4720

Use: RESIDENTIAL
Principal Residence: YES

Transferred

From: ROSNOW IRVIN

Date: 04/10/1989

Price: \$0

Deed Reference: 1) / 8144/ 38
2)

Special Tax Recapture:
HOMEOWNERS TAX CREDIT

Tax Exempt: NO

Location Information [View Map]

Premises Address:

Zoning:

Legal Description:

604 GLENROCK RD

SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		M		20	81	Plat Ref: 9/ 7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

Enclosed Area:

Property Land Area:

County Use:

1948

913 SF

7,500.00 SF

04

Value Information

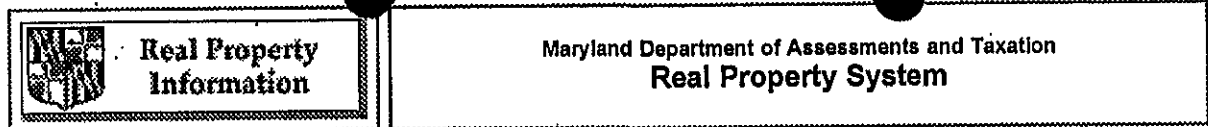
	Base Value	Current Value		Phase-In Value		Phase-In Assessments	
		As Of 01/01/1999	As Of 07/01/2000	As Of 07/01/1999	As Of 07/01/2000		
Land:	28,500	28,500					
Impts:	37,870	42,680					
Total:	66,370	71,180	69,576	27,180	27,830		
Pref Land:	0	0	0	0	0		

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]



[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0303053910
Owner Information

[Start Over]

Owner Name: BEARES MABEL RUTH
GILL DIANE M

Use: RESIDENTIAL

Mailing Address: 605 GLENROCK RD
BALTIMORE MD 21208

Principal Residence: YES

Transferred

From: DENZIE ROBERTA L

Date: 11/19/1992

Price: \$69,000

Deed Reference: 1) / 9468 / 567
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:

Zoning:

Legal Description:

605 GLENROCK RD

200 N MILFORD RD
SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		N		10	81	Plat Ref: 9/7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

Enclosed Area:

Property Land Area:

County Use:

1948

1,010 SF

7,500.00 SF

04

Value Information

Base Value	Current Value	Phase-In Value	Phase-In Assessments	
	As Of	As Of	As Of	As Of
	01/01/1999	07/01/2000	07/01/1999	07/01/2000
Land:	28,500	28,500		
Impts:	48,460	49,780		
Total:	76,960	78,280	77,840	31,130
Pref Land:	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]



Maryland Department of Assessments and Taxation
Real Property System

[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0305015520

[Start Over]

Owner Information

Owner Name: TISDALE HOWARD L
TISDALE NELLIE MAYNE Use: RESIDENTIAL

Mailing Address: 606 GLENROCK RD
BALTIMORE MD 21208-4720 Principal Residence: YES

Transferred

From: ECKHOLDT JOHN W

Date: 12/05/1974

Price: \$33,000

Deed Reference: 1) / 5495/ 537
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address: Zoning: Legal Description:

606 GLENROCK RD

250 N MILFORD ROAD
SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		M		21	81	Plat Ref: 9/ 7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

1949

Enclosed Area:

1,192 SF

Property Land Area:

7,500.00 SF

County Use:

04

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:	28,500	28,500		
Impts:	53,830	56,030		
Total:	82,330	84,530	83,796	33,510
Pref Land:	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]



Real Property Information

Maryland Department of Assessments and Taxation Real Property System

[Go Back]

[Start Over]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0319053120
Owner Information

Owner Name: BRADFORD R BRUCE, JR
BRADFORD SUSAN L
Mailing Address: 607 GLENROCK RD
BALTIMORE MD 21208

Use: RESIDENTIAL

Principal Residence: YES

Transferred

From: EINOLF EDWARD W

Date: 03/23/1993

Price: \$64,000

Deed Reference: 1) / 9666/ 236
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:

Zoning:

Legal Description:

607 GLENROCK RD

607 GLENROCK RD ES
SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		N		9	81	Plat Ref: 9/7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

Enclosed Area:

Property Land Area:

County Use:

1948

850 SF

7,500.00 SF

04

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: 28,500
Impts: 34,410
Total: 62,910
Pref Land: 0

28,500
35,350
63,850
0

63,536
0

25,280
0

25,410
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]


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**

[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0313077620

[Start Over]

Owner Information

Owner Name: JORDAN EARL M
Mailing Address: 608 GLENROCK RD
 BALTIMORE MD 21208-4720

Use: RESIDENTIAL
Principal Residence: YES

Transferred

From: PIETROCARLO LINDA L

Date: 09/24/1998

Price: \$73,000

Deed Reference: 1) /13172/ 256
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO
Location Information [View Map]

Premises Address:
 608 GLENROCK RD

Zoning:**Legal Description:**

608 GLENROCK RD WS
 SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		M		22	81	Plat Ref:

Special Tax Areas**Town:****Ad Valorem:****Tax Class:**
Primary Structure Data
Year Built:

1949

Enclosed Area:

850 SF

Property Land Area:

7,500.00 SF

County Use:

04

Value Information

	Base Value	Current Value	Phase-In Value	Phase-In Assessments	
				As Of	As Of
		As Of	As Of	07/01/1999	07/01/2000
		01/01/1999	07/01/2000		
Land:	28,500	28,500			
Impts:	37,330	40,490			
Total:	65,830	68,990	67,936	26,750	27,170
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]



Real Property Information

Maryland Department of Assessments and Taxation Real Property System

[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0310046840

[Start Over]

Owner Information

Owner Name: GREER JOEL CRAIG
Mailing Address: 609 GLENROCK RD
BALTIMORE MD 21208-4721

Use: RESIDENTIAL
Principal Residence: YES

Transferred
From: AARONS BARBARA TRUSTEE OF
Deed Reference: 1) / 9528/ 46
2)

Date: 12/29/1992 Price: \$60,000

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:

609 GLENROCK RD

Zoning:

Legal Description:

SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		N		8	81	Plat Ref: 9/7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

1948

Enclosed Area:

850 SF

Property Land Area:

7,500.00 SF

County Use:

04

Value Information

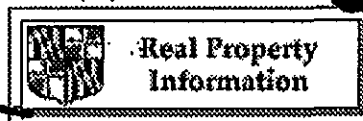
Base Value		Current Value	Phase-In Value	Phase-In Assessments	
		As Of 01/01/1999	As Of 07/01/2000	As Of 07/01/1999	As Of 07/01/2000
Land:	28,500	28,500			
Impts:	34,870	47,350			
Total:	63,370	75,850	71,690	27,010	28,670
Pref Land:	0	0	0	0	0

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]



Maryland Department of Assessments and Taxation Real Property System

[Go Back]

BALTIMORE COUNTY

[Start Over]

DISTRICT: 03 ACCT NO: 0301036080

Owner Information

Owner Name: PIETROCARLO MARGARET A
PIETROCARLO LINDA L Use: RESIDENTIAL

Mailing Address: 610 GLENROCK RD
BALTIMORE MD 21208-4720 Principal Residence: YES

Transferred
From: NOLAN MARY ELLEN Date: 06/14/1988 Price: \$46,000

Deed Reference: 1) /7887/707 Special Tax Recapture:
2) HOMEOWNERS TAX CREDIT

Tax Exempt: NO

Location Information [View Map]

Premises Address: 610 GLENROCK RD
Zoning: Legal Description:

SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		M		23	81	Plat Ref: 9/7

Special Tax Areas

Town:
Ad Valorem:
Tax Class:

Primary Structure Data

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1943	850 SF	7,500.00 SF	04

Value Information

Base Value	Current Value	Phase-In Value	Phase-In Assessments	
			As Of	As Of
	As Of	As Of	As Of	As Of
	01/01/1999	07/01/2000	07/01/1999	07/01/2000
Land:	28,500	28,500		
Impts:	35,910	35,740		
Total:	64,410	64,240	25,690	25,690
Prof Land:	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]



Real Property Information

Maryland Department of Assessments and Taxation Real Property System

[Go Back]

BALTIMORE COUNTY

[Start Over]

DISTRICT: 03 ACCT NO: 0312042830

Owner Information

Owner Name: BARNARD JOHN FREDERICK
BARNARD JOAN ROSE

Use: RESIDENTIAL

Mailing Address: 2809 ORCHARD LAKES DR
BALDWIN MD 21013-9131

Principal Residence:NO

Transferred

From: BARNARD OTILIA C

Date: 11/29/1990

Price: \$0

Deed Reference: 1) / 8660/ 383
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:

Zoning:

Legal Description:

611 GLENROCK RD

215 S UPLAND RD
SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		N		7	81	Plat Ref: 9/ 7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

Enclosed Area:

Property Land Area:

County Use:

1948

850 SF

7,500.00 SF

04

Value Information

	Base Value	Current Value	Phase-In Value	Phase-In Assessments	
		As Of	As Of	As Of	As Of
		01/01/1999	07/01/2000	07/01/1999	07/01/2000
Land:	28,500	28,500			
Impts:	37,610	38,690			
Total:	66,110	67,190	66,830	26,580	26,730
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]



Real Property Information

Maryland Department of Assessments and Taxation Real Property System

[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0314040028

[Start Over]

Owner Information

Owner Name: DEWEESE ANTHONY L
Mailing Address: 612 GLENROCK RD
BALTIMORE MD 21208-4720

Use: RESIDENTIAL
Principal Residence: YES

Transferred

From: PILLSBURY SUSAN C

Date: 08/31/1999

Price: \$68,500

Deed Reference: 1) /13996/ 178
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:
612 GLENROCK RD

Zoning:

Legal Description:

612 GLENROCK RD
SUDBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420		M		24	81	Plat Ref: 9/7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

1948

Enclosed Area:

850 SF

Property Land Area:

7,500.00 SF

County Use:

04

Value Information

	Base Value	Current Value As Of 01/01/1999	Phase-In Value As Of 07/01/2000	Phase-In Assessments As Of 07/01/1999	Phase-In Assessments As Of 07/01/2000
Land:	28,500	28,500			
Impts:	31,270	32,050			
Total:	59,770	60,550	60,290	24,010	24,110
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]



Real Property Information

Maryland Department of Assessments and Taxation Real Property System

[Go Back]

BALTIMORE COUNTY
DISTRICT: 03 ACCT NO: 0305061480

[Start Over]

Owner Information

Owner Name: ENZENG A PHILIP JOSEPH,JR
 Mailing Address: 1707 MANNING RD
 GLEN BURNIE MD 21061-4352

Use: RESIDENTIAL
 Principal Residence:NO

Transferred

From: ENZENG A PHILIP J,JR

Date: 11/02/1978

Price: \$0

Deed Reference: 1) / 5954/ 229
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:
 613 GLENROCK RD

Zoning: Legal Description:

SUIBROOK PARK

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
78	14	420			N	6	81	Plat Ref: 9/ 7

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:
 1948

Enclosed Area:
 1,344 SF

Property Land Area:
 7,500.00 SF

County Use:
 04

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:	28,500	28,500		
Impts:	69,130	71,020		
Total:	97,630	99,520	98,890	39,550
Pref Land:	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]

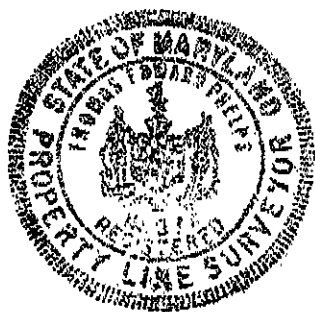
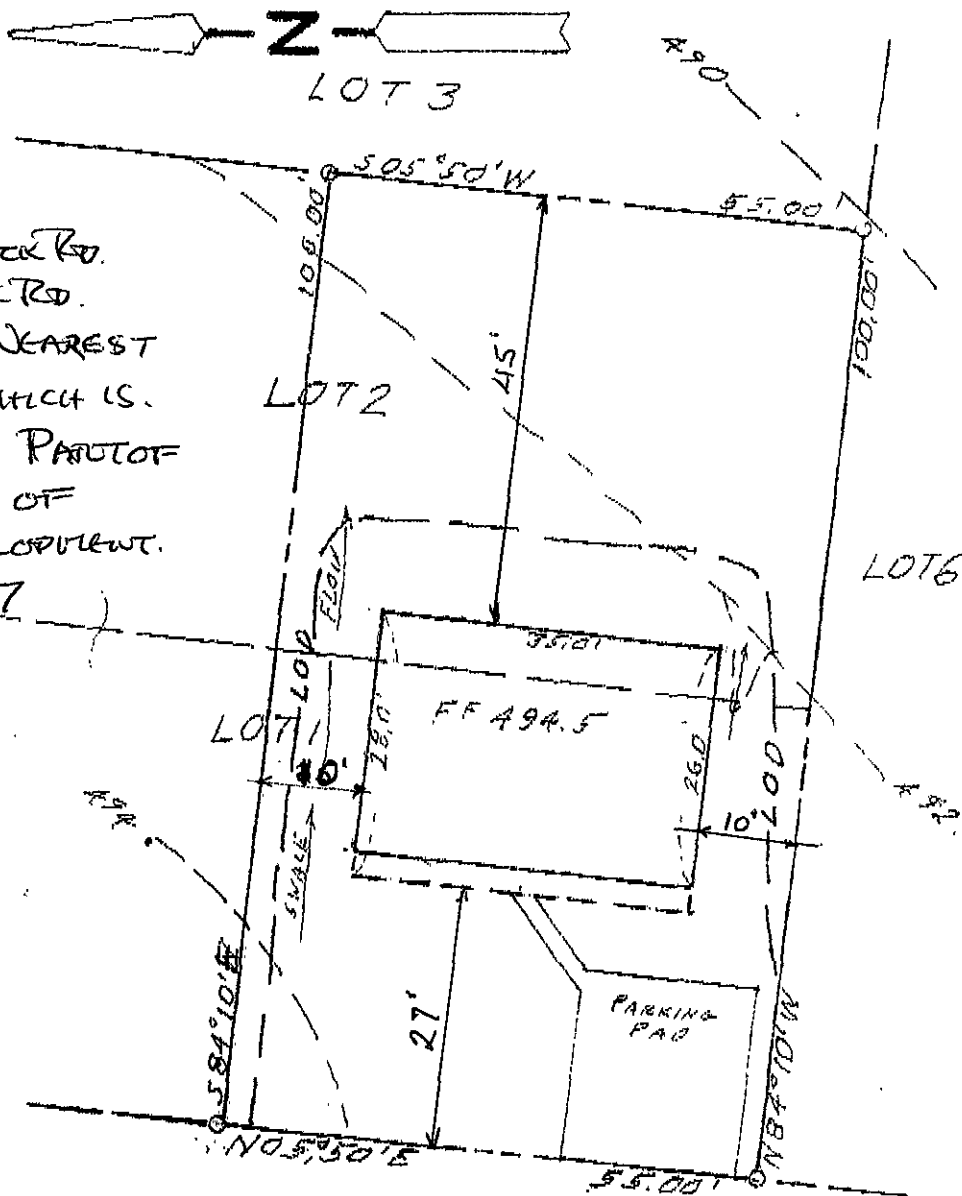
[Start Over]

POOR WATER & SEWER
LAD = 3,000 sq ft

Z
LOT 3

DESCRIPTION:

ADDRESS 615 GLENROCK RD.
EAST, SIDE OF GLENROCK RD.
55 FT. SOUTH OF THE NEAREST
INTERSECTING ROAD WHICH IS.
UPLAND ROAD, BEING PART OF
LOTS 1 & 2, BLOCK 'N' OF
SWANBROOK PARK DEVELOPMENT.
PLAT BOOK #9 PAGE 7



~~4 GLEN ROCK ROAD (50' R.O.W.)~~

B 411727.

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED

THOMAS E. PHELPS AND ASSOCIATES, INC.
REGISTERED PROPERTY LINE SURVEYORS
845 BARRON AVENUE
BALTIMORE, MARYLAND 21221
OFFICE: (301) 674-6744

SITE PLAN

LOCATION SURVEY

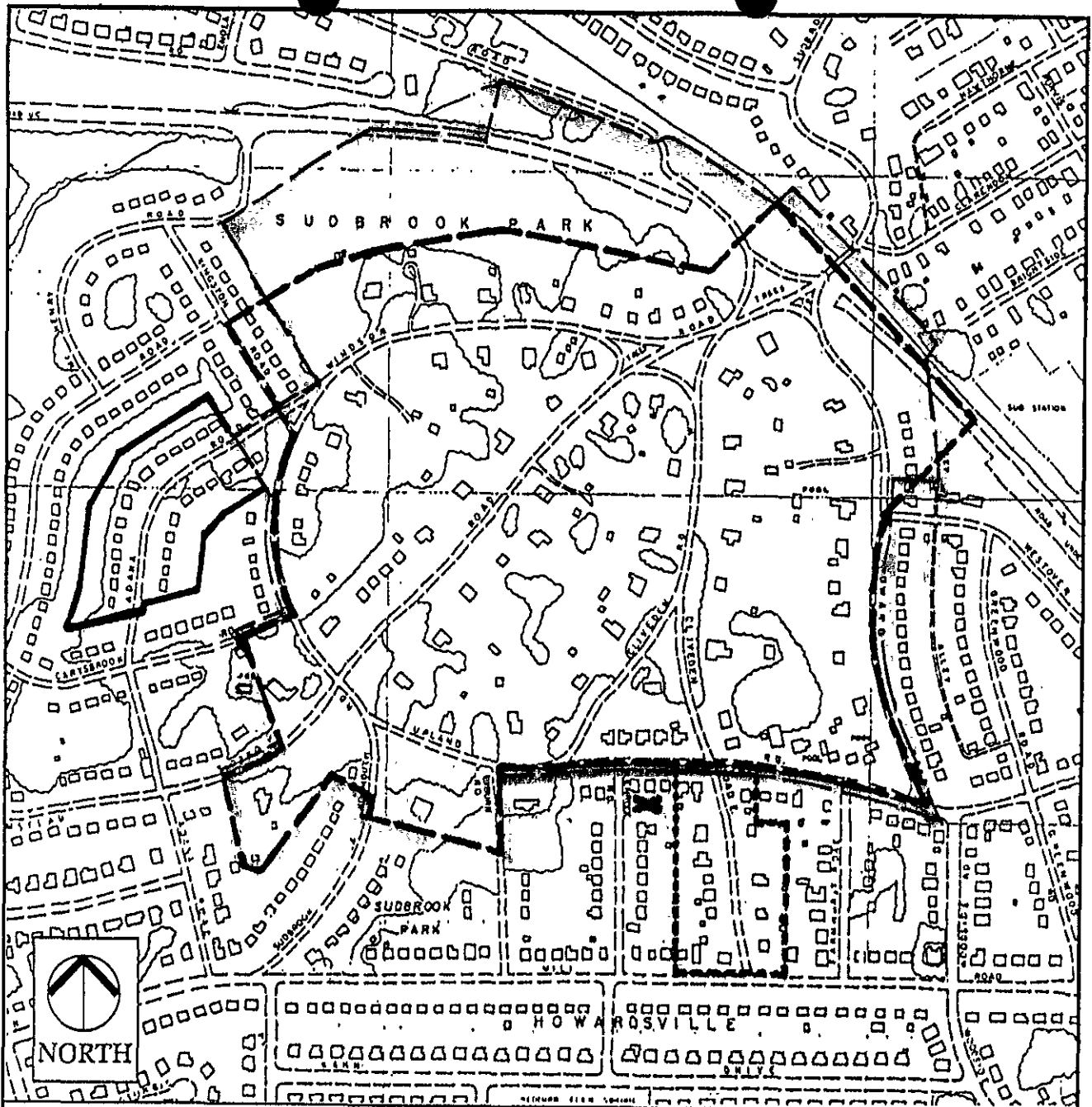
615 GLEN ROCK ROAD

plots '92 Black N

SUB ARSON PARK, BALTIMORE, MD.

Plat Book 7 Folio 7

Scale 1"=20' Date 6/28/78 . . .



Sudbrook Park Historic Districts

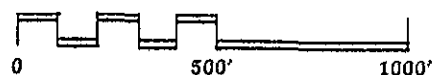
Legend

- National Register of Historic Places
- Baltimore County (1993)
- Baltimore County (1995)
- Baltimore County (1999)



Baltimore County
Office of Planning

September 23, 1999

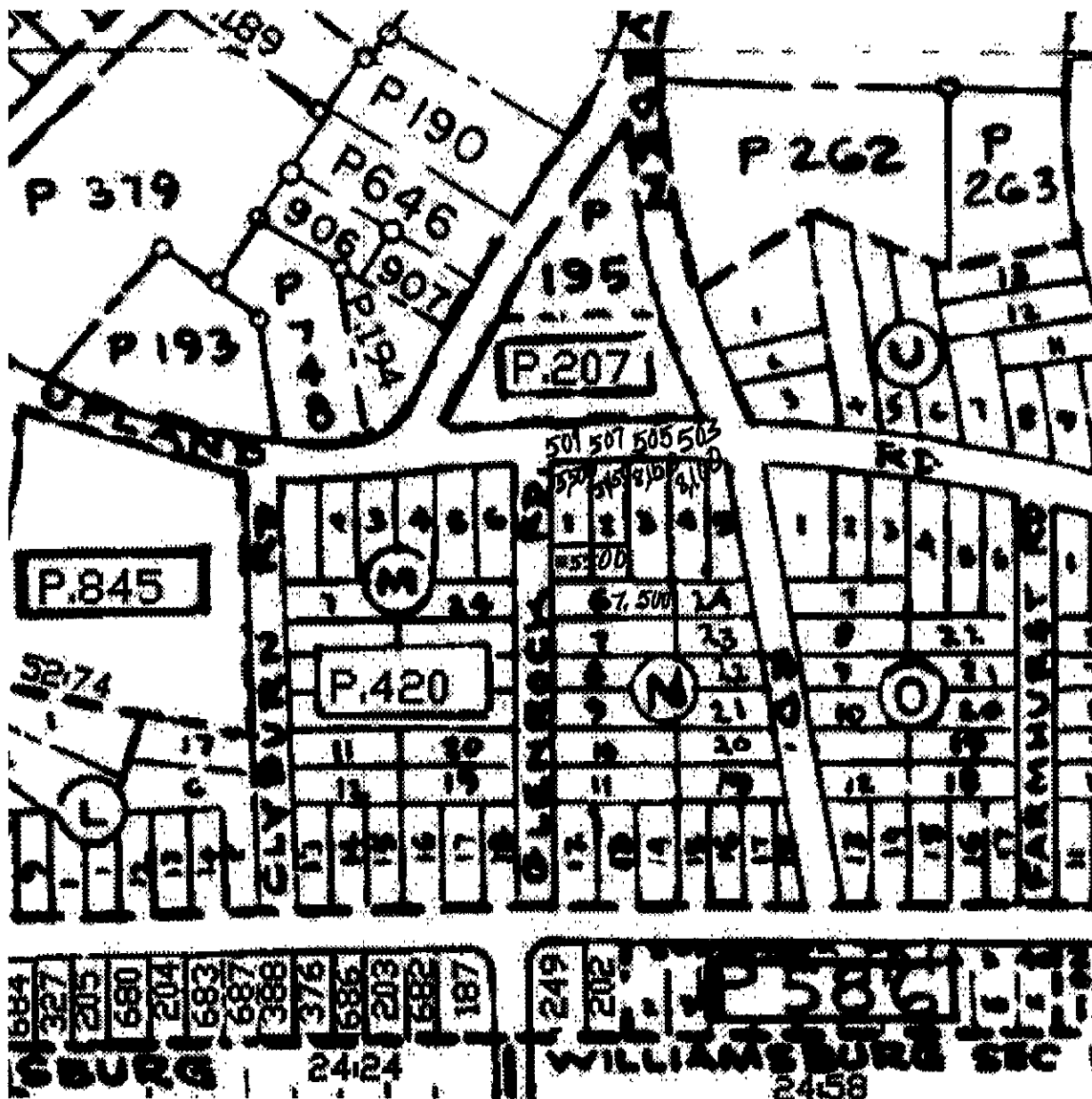


Scale: 1" = 500'

X Subject property - 613 Glenrock side lot

Plot No 1

 Real Property Information	Maryland Department of Assessments and Taxation Real Property System
[Go Back]	Account ID : 04030305061481
[Zoom In]	



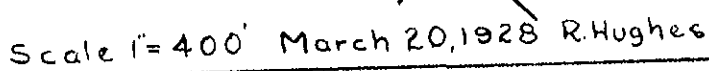
Property maps provided courtesy of the Maryland Office of Planning © 1999.
For more information on electronic mapping applications, visit the Maryland Office of Planning web site at www.op.state.md.us.

→ ① 5500
 ② 5500
 ③ 7500
 ④ 5450
 ⑤ 8150
 ⑥ 32100
 ⑦ 8100
 ⑧ 40200

43,560 sq ft =
 acre

had
 No 3

http://www.dat.state.md.us/cgi-bin/showimages/CICS/showmap.cgi?acct_id=04030305061481&county=04



SUDBROOK PARK

9.7

28209

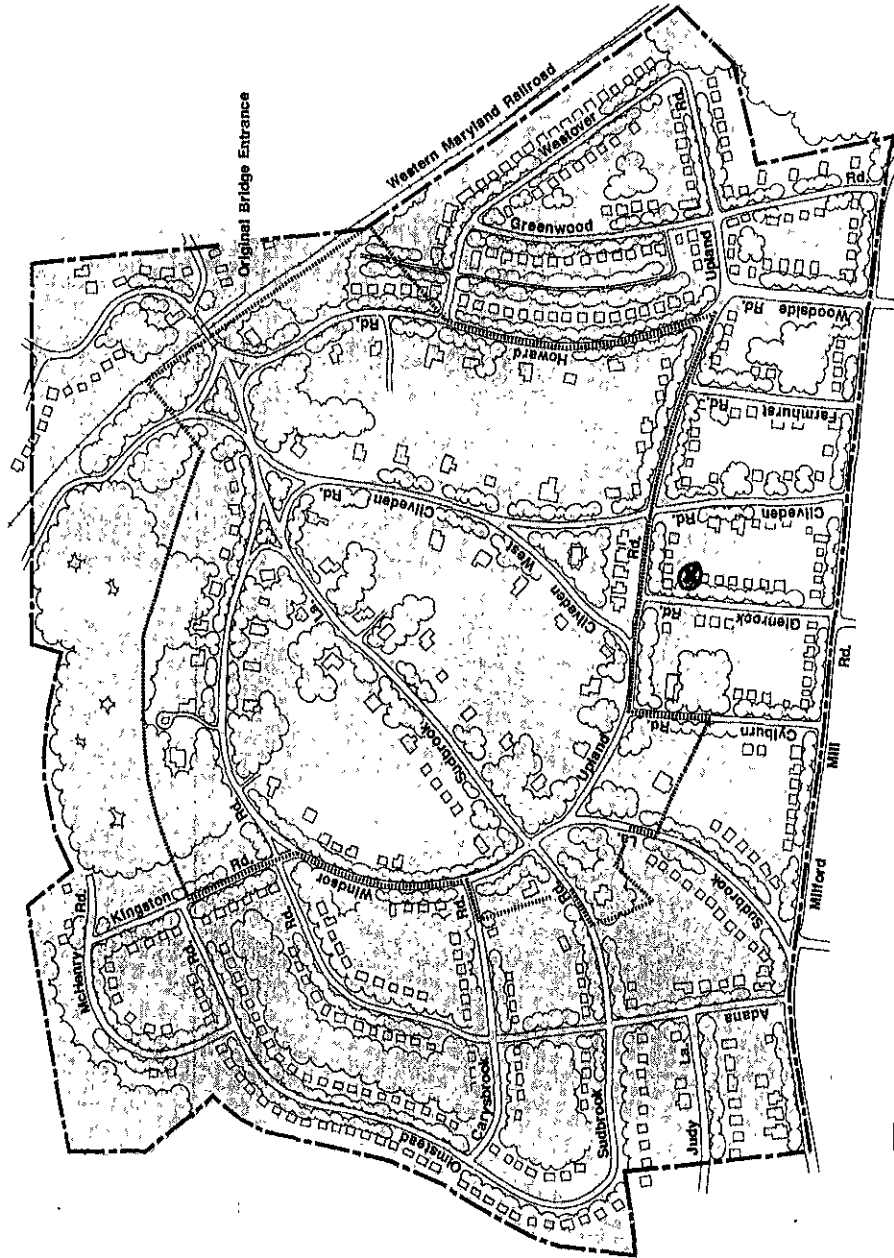
1964

SUDBROOK PARK

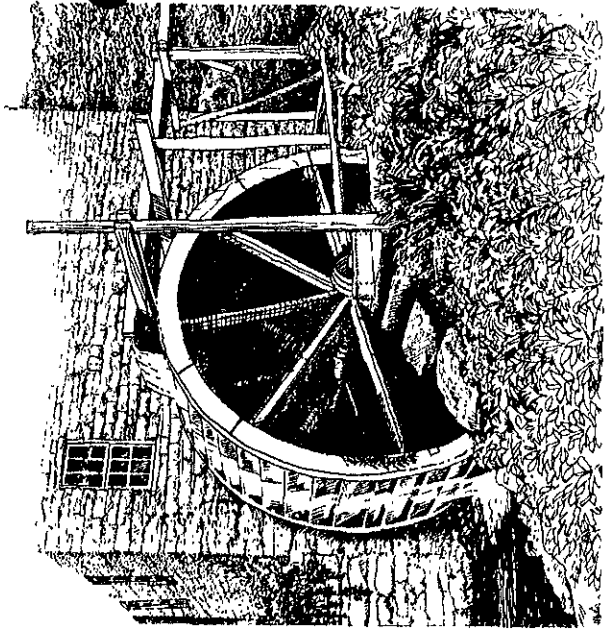


Baltimore County
Office of Planning & Zoning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Baltimore County Scenic Roads Second District



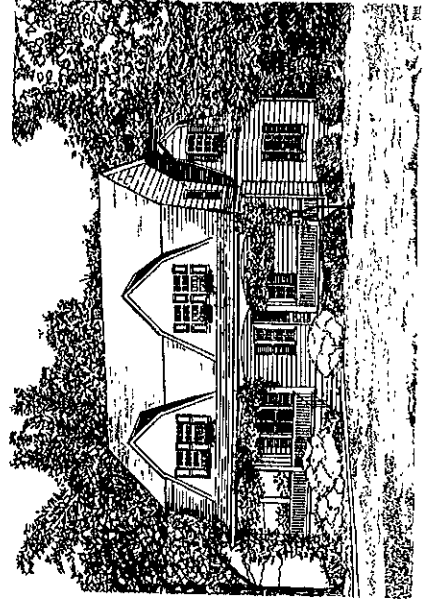
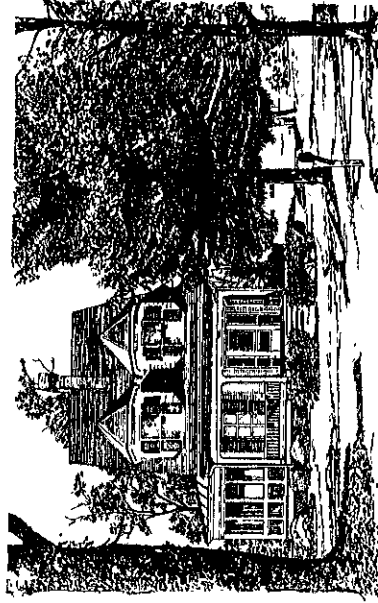
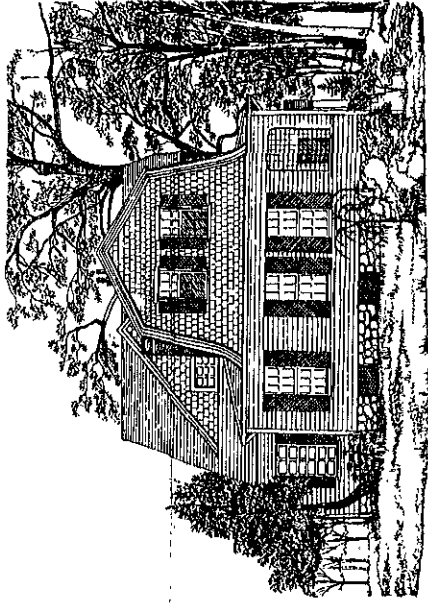
2nd No. 2



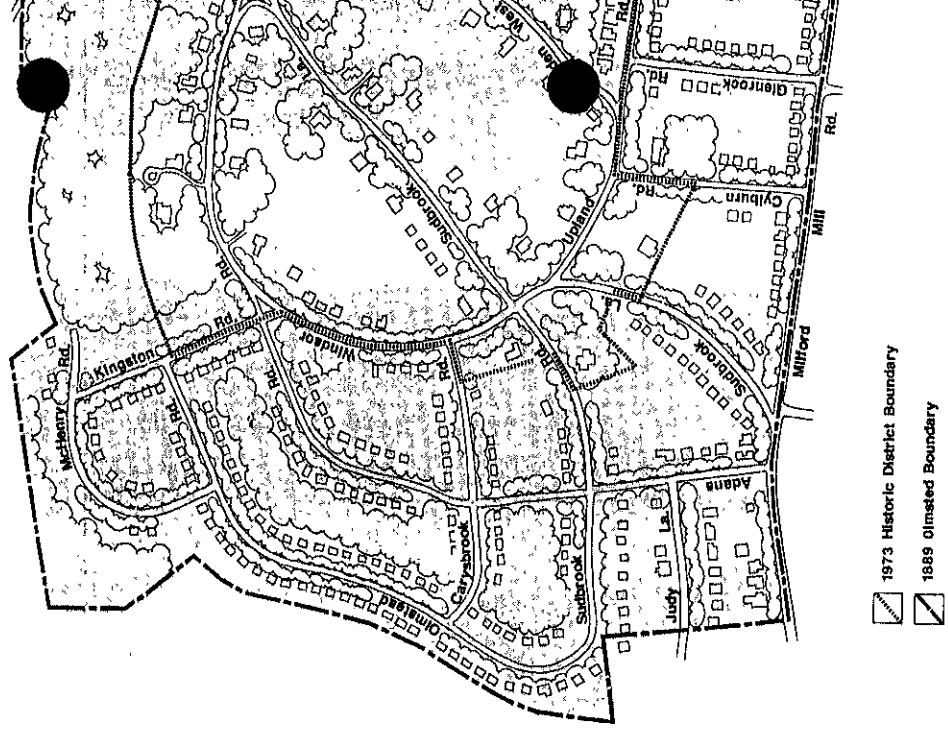
To visit a village from a later era, drive through the community of Sudbrook Park, just south of Pikesville. Sudbrook Park, a National Register Historic District, has the distinction of being the only Maryland community planned by America's first landscape architect, Frederick Law Olmsted. One hallmark of an Olmsted design is a distinct entranceway, or "gateway," that defines a community. As the entrance to Sudbrook Park, Olmsted planned the narrow bridge that still spans the railroad tracks. From this bridge, five curvilinear streets branch out gracefully. Olmsted's drawings demonstrate the landscape architect's concern with the establishment of harmonious forms which are consistent with the fixed features of railroad right-of-way, approach roads, and the entry bridge.

Sudbrook Park was designed to offer all the amenities turn-of-the-century urbanites had come to value—large wooded lots, graceful homes on gently curving streets, green open spaces for community activities, and easy commuter access to downtown Baltimore.

The majority of Sudbrook's architecture dates from the mid-1890s to the mid-1910s. Gambrel roofs extending over a porch, polygonal towers, Palladian windows, and a profusion of bay windows are common architectural features. The house at the southeast corner of Sudbrook and Windsor Roads typifies the expansive domestic architecture of the turn of the century. Houses on Sudbrook Road, Cliveden, and Howard Streets also have fine examples of the architecture of this era.



SUDBROOK



D.R. 1

NW 6 7-F

D.R. 1

POOL

POOL

D.R. 5.5

SUDBROOK
N.R.H.D.

D.R. 5.5

MILL

HOWARDSVILLE

DRIVE

BEDFORD ELEM. SCHOOL

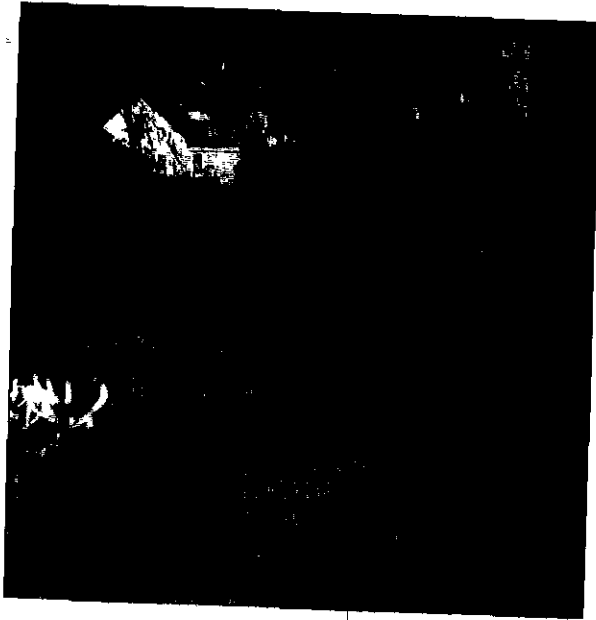
WEST SUDBROOK PARK

00-535-SPAR

ATHLETIC FIELDS

00-535-SPAR

TENNIS



FUTURE 615
LOT



FUTURE 615

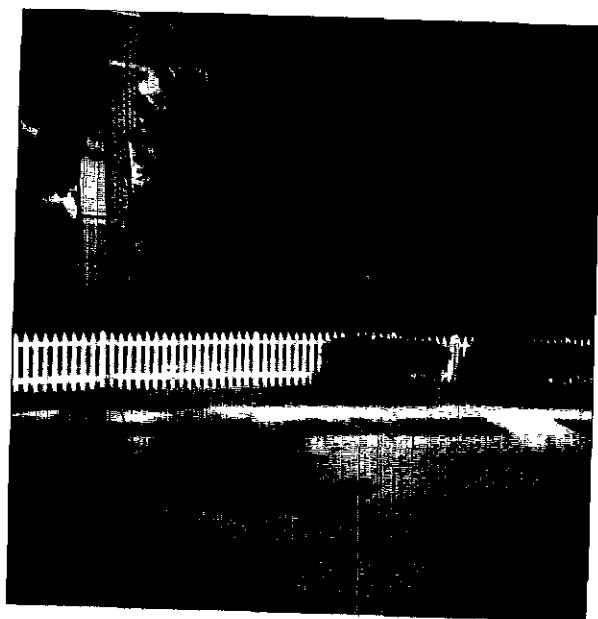
00-535-SPHA



507 UPLAND



613 GLEN ROCK

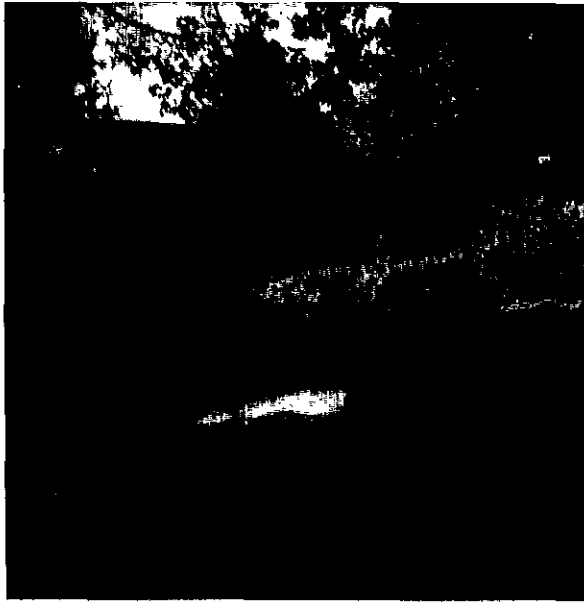


CORNER

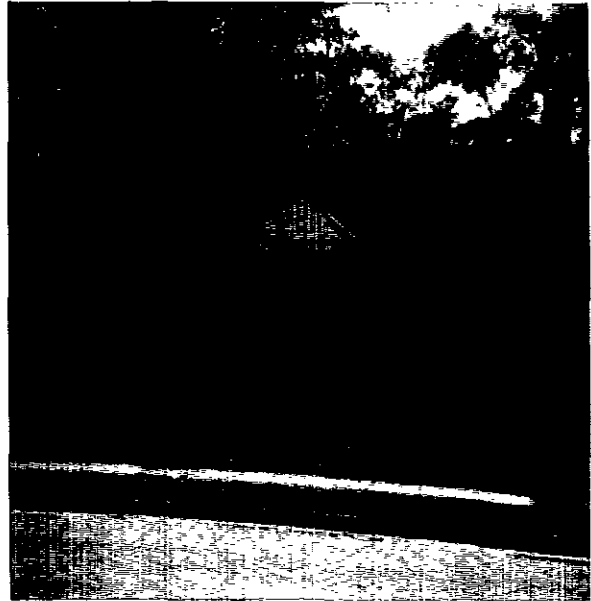


CORNER 3rd & 12th St
UPLAND

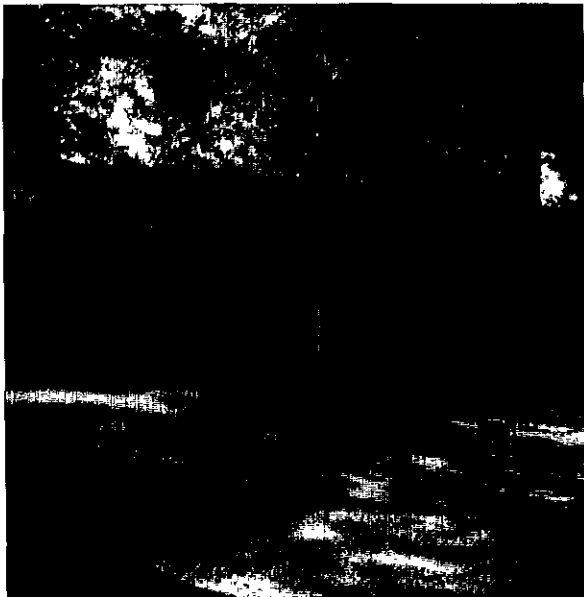
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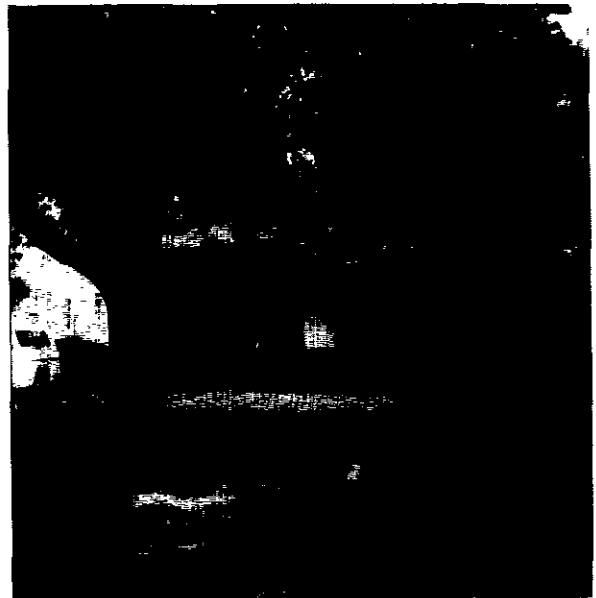
504 UPLAND



601 UPLAND
GLENROCK
FACUS



506 UPLAND

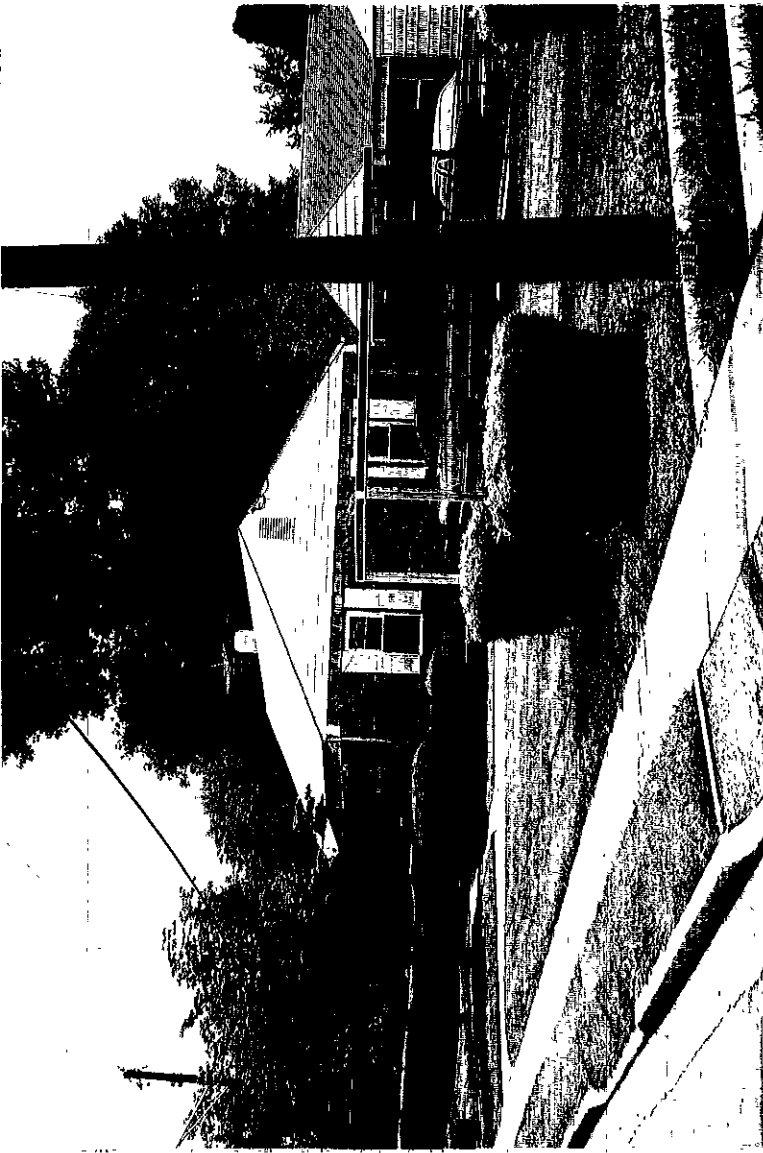


505 UPLAND

00-535-SPHA

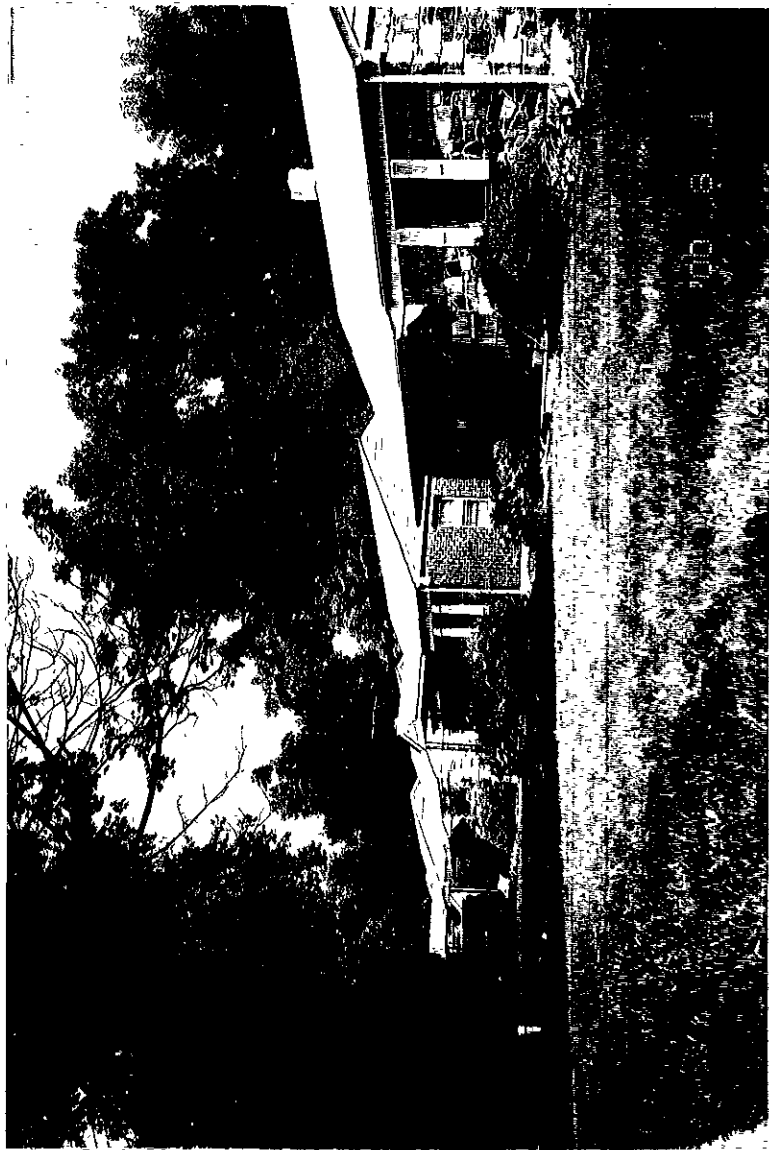
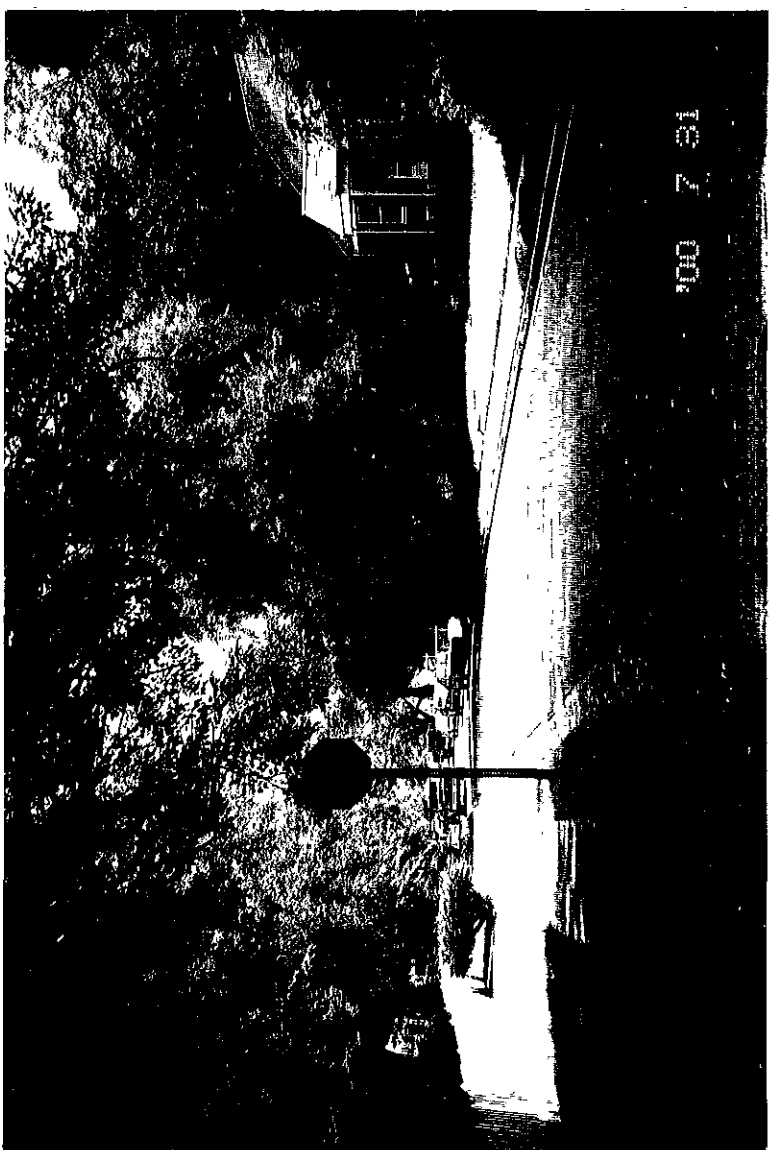
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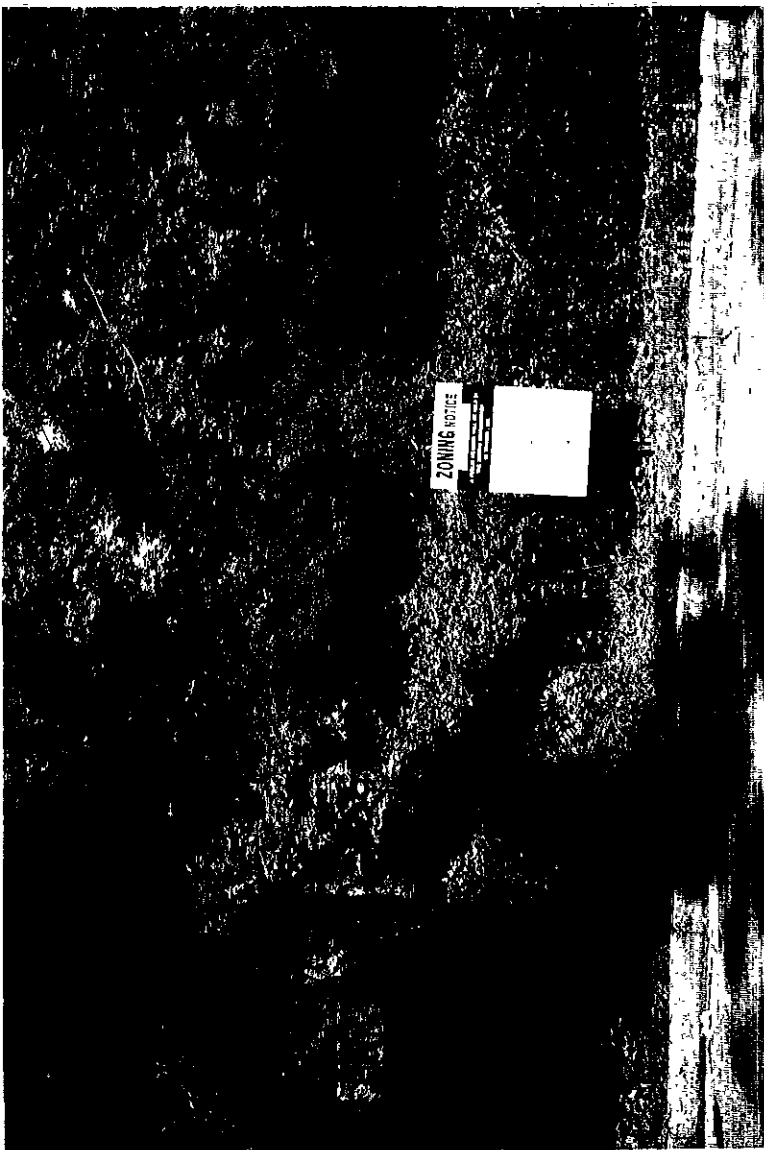
Prot Ex #2A



#00-535-SPHA

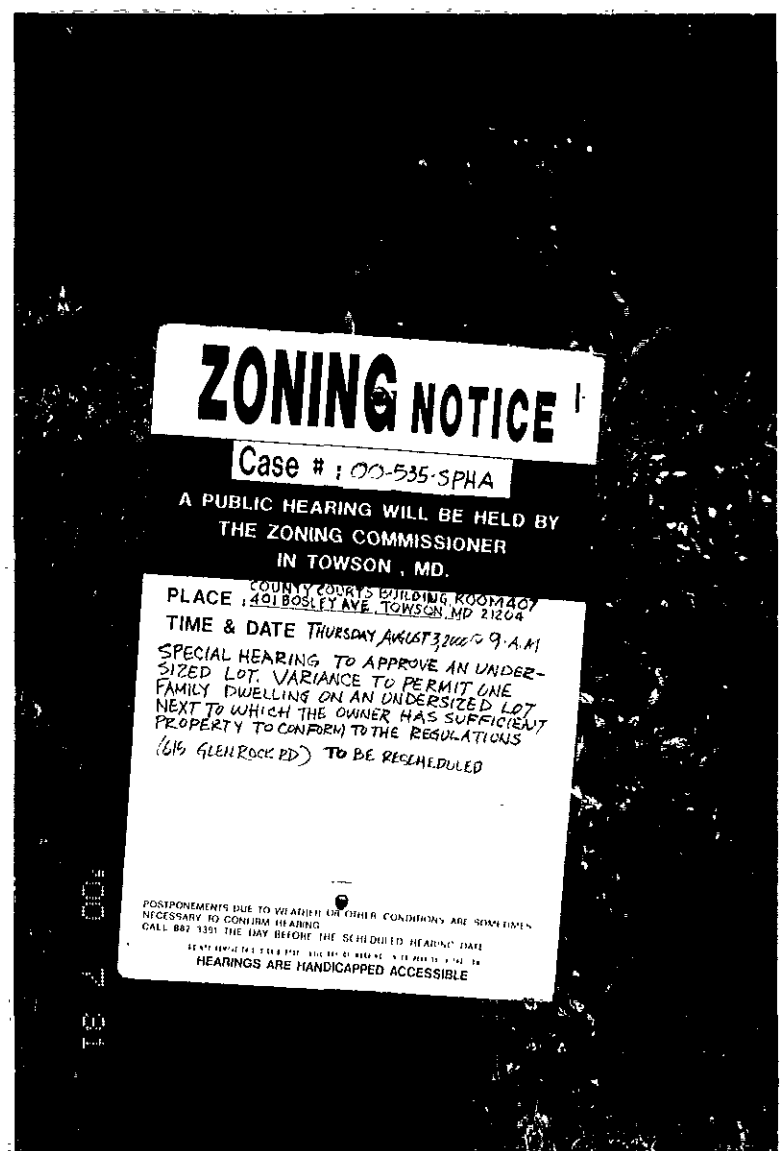
Prot Ex # 2A





Prot Ex #2A

#00-535-SPHA



Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

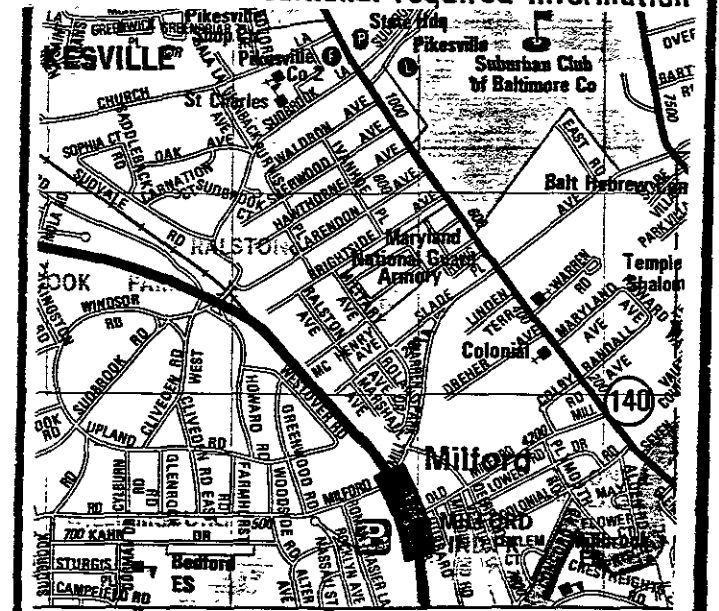
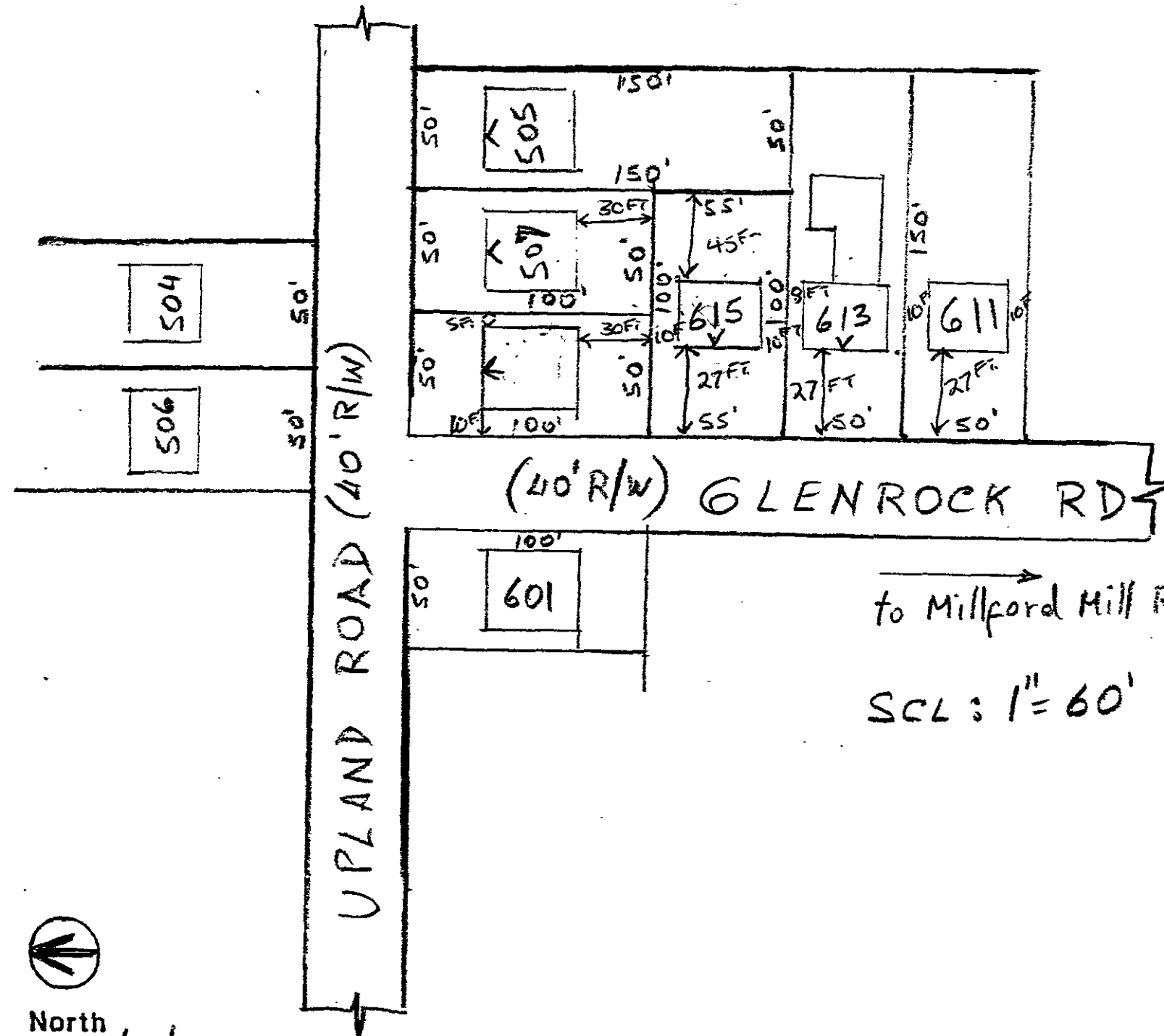
PROPERTY ADDRESS: 615 GLENROCK RD.

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

Subdivision name: SUDBROOK PARK

plat book# 9, folio# 7, lot# PARCELS #1 & #2, section#

OWNER: Philip Enzanga



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 3
 Councilmanic District: 2
 1"=200' scale map#: G & 7 F N.W.
 Zoning: DR-5.5
 Lot size: 5,500
 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ yes ☐ no
 Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JMA ITEM #: 535 CASE#: 00-535 S.M.A.

North
 date: 6/12/00

prepared by: Isaac Gheiler Scale of Drawing: 1"= 60'

Det No 1