

IN THE MATTER OF
THE APPLICATION OF
MICHELE (GALLOWAY) STONE AND
CHARLES S. STONE, JR. -LEGAL
OWNERS FOR A VARIANCE ON
PROPERTY LOCATED ON THE NE/S
KENWOOD AVENUE, 521' S OF
GOLDEN RING ROAD
(6414 KENWOOD AVEUE)

14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 01-002-A

*

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board on appeal from a decision of the Deputy Zoning Commissioner dated September 1, 2000 in which the requested variance relief was denied.

A hearing was scheduled to be held before this Board on Wednesday, August 15, 2001 at 10:00 a.m., for which proper notice was given. Carole S. Demilio, Deputy People's Counsel for Baltimore County, appeared on behalf of the Office of People's Counsel at the scheduled time of hearing; Michele and Charles Stone, Appellants /Petitioners, did not appear, nor did anyone on their behalf. At 10:10 a.m., the Board's Administrator contacted the office of Christopher S. Young, counsel of record for Petitioners /Appellants, by telephone and was advised by that office that Mr. Young had been notified several days ago that Petitioners no longer intended to pursue this variance request. At 10:15 a.m., unsuccessful attempts were made to reach Petitioners by telephone.

The Board convened at 10:20 a.m., and, on the record and in open hearing, Ms. Demilio moved for dismissal for failure to appear. Upon consideration of same, the Board granted said Motion for Dismissal and will so order.

IT IS THEREFORE ORDERED this 28th day of August, 2001 by the

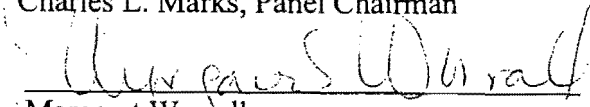
County Board of Appeals of Baltimore County that the appeal filed in Case No. 01-002-A be and the same is hereby **DISMISSED with prejudice** for Failure to Appear. The decision of the Deputy Zoning Commissioner in which the subject Petition for Variance was denied therefore remains the final Order in this matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of this Order, the subject file will be closed.

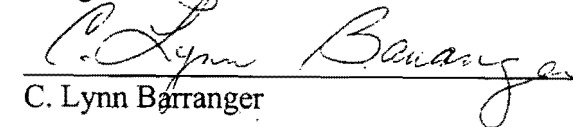
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Charles L. Marks, Panel Chairman



Margaret Worrall



C. Lynn Barranger

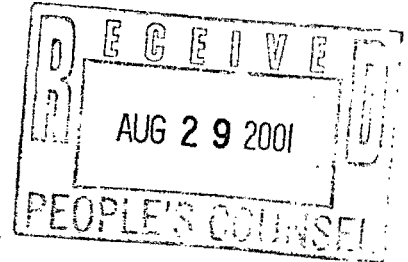


County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

CSL/PMZ

August 28, 2001



Christopher S. Young, Esquire
Business & Technology Law Group
8825 Stanford Boulevard, Suite 206
Columbia, MD 21045

RE: *In the Matter of: Michele Galloway Stone &
Charles S. Stone, Jr. /Case No. 01-002-A
Order of Dismissal (Ref: CC #00-4202)*

Dear Mr. Young:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco

Kathleen C. Bianco
Administrator

Enclosure

c: Michele and Charles Stone, Jr.
Dorothy & Leo Heid
✓ People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James Thompson, Enforcement /PDM (Violation #00-4202)
Arnold Jablon, Director /PDM



August 8, 2001

Re: 01-002-A
Variance at 6414 Kenwood Avenue

To Whom It May Concern:

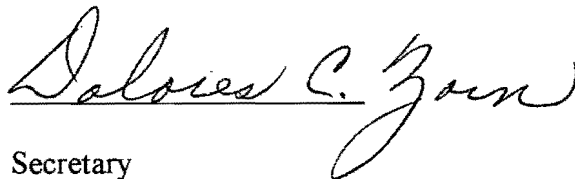
The matter concerning a variance at 6414 Kenwood Avenue, Baltimore, Maryland, 21237, property owners, Charles Stone and Michele Galloway, was discussed and voted upon at our Board of Directors' meeting and general meeting on June 28, 2001.

The variance concerns a request to park a commercial vehicle at said location.

The board of directors and members voted that this variance should be denied.

Thomas Elam, member of the Board of Directors, is directed to represent the Rosedale Community Association in this matter at the zoning hearing.

Very truly yours,


Secretary


Nancy M. Leiter
President

ROSEDALE COMMUNITY

ASSOCIATION

RESOLVED: That the position of the Rosedale
COMMUNITY Association as adopted by the (Board
of Directors) (Zoning Committee) on the zoning matter known as:
14th ELECTION 6th Councilmanic
Variance Hearing
01-002- A @ 6414 KENWOOD Av. 21237
CHARLES AND MICHELE STONE

is that:

THE COMMUNITY ASSOCIATION IS
AGAINST THIS VARIANCE.

AS WITNESS OUR HANDS AND SEAL THIS 13 day of
August, 2001.

ATTEST:

Rosedale Community Association

Dolores C. Zorn
Secretary

Nancy M. Leitz
President

AFFIDAVIT

**STATE OF MARYLAND
BALTIMORE COUNTY, SS:**

TO WIT:

I hereby swear upon penalty of perjury that I am currently a
duly elected member of the (Board of Directors) (~~Zoning Committee~~)
of the Rosedale Community Association.

ATTEST:

Rosedale Community Association

Dolores C. Zorn
Secretary

Nancy M. Leifer
President
NANCY M. LEIFER

DATE: 8-13-2001

ROSEDALE COMMUNITY ASSOCIATION

RESOLVED: That at the GENERAL AND Board of Directors meetings of the ROSEDALE COMMUNITY Association held on June 28, 2001 [DATE], it was decided by the Association that responsibility for review and action on all zoning matters for the period 1st of August 2001 be placed in the (Board of Directors) (~~Zoning Committee~~) consisting of the following members, each of whom is hereby authorized to testify on behalf of the Association before the County Board of Appeals or other duly constituted zoning agency, body, or commission:

THOMAS ELAM

AS WITNESS OUR HANDS AND SEAL THIS 13th day of August, 2001

ATTEST:

Dolores C. Zorn
Secretary

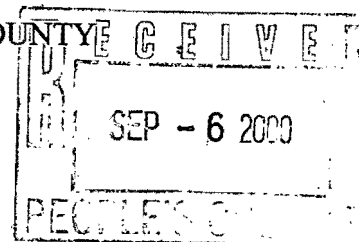
ROSEDALE COMMUNITY Association
Nancy M. T.
President

9/1/00

IN RE: PETITION FOR VARIANCE
 NE/S Kenwood Avenue, 521' S
 of Golden Ring Road
 14th Election District
 6th Councilmanic District
 (6414 Kenwood Avenue)

Charles & Michele Stone
 Petitioners

* BEFORE THE
 * DEPUTY ZONING COMMISSIONER
 * OF BALTIMORE COUNTY
 * CASE NO. 01-002-A



* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Charles and Michele Stone. The Petitioners are requesting a variance for property they own at 6414 Kenwood Avenue, which property is zoned DR 5.5. The variance request is from Section 431.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a commercial vehicle of 26,000 lbs. gross vehicle weight in lieu of the maximum 10,000 lbs. gross vehicle weight to be parked on residential property.

Appearing at the hearing on behalf of the variance request were Mr. and Mrs. Stone, the property owners. Appearing in opposition to the Petitioners' request were Leo and Dorothy Heid, adjacent property owners.

Testimony and evidence indicated that the property, which is the subject of this variance request consists of 0.29 acres, more or less, zoned DR 5.5. The property is improved with a single family residential dwelling and accessory garage. There also exists a black top driveway located on the side of the dwelling leading back to the detached garage. Parked in that driveway is the truck which is the subject of this variance request. Mr. Stone testified that he is in the business of providing roll-off dumpsters to construction contractors. His truck is able to unload an empty steel dumpster at a construction site wherein excess construction debris is deposited.

COPIES RECEIVED FOR FILING

Date 9/1/00

By R. J. [Signature]

Mr. Stone then comes back to the construction site once the dumpster is full and loads the dumpster back onto his commercial truck. He then takes the loaded dumpster to the County dump for proper disposal. The truck in question is his primary vehicle and is driven to and from his property every day. On occasions, the truck is stored on the property with a loaded dumpster on its chassis. On one occasion, testimony revealed that some construction debris was actually dumped onto the driveway of the Petitioners' property. The Petitioner would like to continue parking his commercial vehicle at his house, which he has done for the past 9 months.

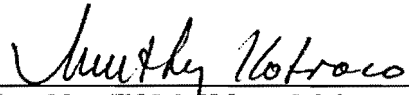
As stated previously, the adjacent property owners, Mr. & Mrs. Heid, appeared in opposition to the Petitioners' request. The Heid's have resided at this location for the past 40 years. They object to such a large commercial truck being parked in their neighbors' driveway. The truck is parked adjacent to their house. The Heid's testimony indicated that the diesel truck is started up in the morning between 6:00-6:30 A.M. It is left running for up to 20-30 minutes while the diesel engine warms up. During that time, the noise and fumes from the diesel truck are bothersome to the Protestants. Furthermore, the dumpsters that are brought to the property are unsightly and sometimes contain construction debris. The Heid's also testified that on some occasions the Petitioner will unload dumpsters on the property, making a lot of noise when they are dumped off of the commercial truck and also causing their house to vibrate when the dumpster hits the macadam driveway. They asked that the variance be denied.

Based on the testimony and evidence presented at the hearing, I find that the variance request to allow the commercial truck to be parked on the Petitioners' property should be denied. The parking and storage of this commercial vehicle with or without the dumpsters full of construction debris certainly has a detrimental impact not only on the neighborhood, but on these adjacent neighbors. Accordingly, the variance must be denied.

ORDER RECEIVED FOR FILING
Date 2/1/00
By [Signature]

THEREFORE, IT IS ORDERED this 1st day of September, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 431.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a commercial vehicle in excess of 10,000 lbs. to be parked on a residential property, be and is hereby DENIED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 9/1/00

By R. J. Jenson

IN RE: PETITION FOR VARIANCE
NE/S Kenwood Avenue, 521' S
of Golden Ring Road
14th Election District
6th Councilmanic District
(6414 Kenwood Avenue)

Charles & Michele Stone
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-002-A

- 6

* * * * *

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Date 9/1/00
By R. J. [Signature]

9/1/00

IN RE: PETITION FOR VARIANCE
NE/S Kenwood Avenue, 521' S
of Golden Ring Road
14th Election District
6th Councilmanic District
(6414 Kenwood Avenue)

Charles & Michele Stone
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-002-A
*
- 6

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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| | located on the side of the dwelling leading back to the detached garage. Parked in that driveway

SHOULD P.C. APPEAL? DENIED subject of this variance request. Mr. Stone testified that he is in the

Protestants involved? X Yes No off dumpsters to construction contractors. His truck is able to unload

PMZ: N/A PMZ t a construction site wherein excess construction debris is deposited.

CSD: N/A

follow if appealed



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6414 Kenwood Avenue

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 Variance from Section(s) ~~431. A AND B~~ 431. A AND B, I AND IF

DETERMINED TO BE NECESSARY BY THE ZONING COMMISSIONER 431. B. 3. B2
(DUE TO ROLL ON TYPE CONTAINER) TO PERMIT ~~A~~ A COMMERCIAL VEHICLE OF 26,000 LBS. GROSS VEHICLE WEIGHT AND WITH A ROLL ON CONTAINER BODY IN LIEU OF A MAXIMUM 10,000 LBS. GROSS VEHICLE WEIGHT WITH NO VISIBLE EQUIPMENT, TO BE PARKED ON A RESIDENTIAL PROPERTY of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The commercial vehicle in dispute is used for my business, but it is also the only vehicle I have. I have no other property on which to park it, but even if I did, I would have no transportation to and from that location. The truck is parked at the end of the driveway and the business name is not visible to anyone driving or walking along Kenwood Ave

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):

Michele (Galloway) Stone

Name - Type or Print

Michele Galloway Stone

Signature

Charles S. Stone, Jr.

Name - Type or Print

Charles S. Stone, Jr.

Signature

6414 Kenwood Avenue 410.574.0361

Address

Telephone No.

Baltimore

MD

21237

City

State

Zip Code

Representative to be Contacted:

Michele (Galloway) Stone

Name

6414 Kenwood Ave 410.574.0361

Address

Telephone No.

Baltimore

MD

21237

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JK

Date 7/6/00

Case No. 01-002-A
00-164-A



Baltimore County
Department of Permits and
Development Management

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

August 23, 2000

Michele (Galloway) & Charles Stone, Jr.
6414 Kenwood Avenue
Baltimore, MD 21237

Dear Mr. & Mrs. Stone, Jr.:

RE: Case Number: 01-002-A, 6414 Kenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 24, 2000.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 25, 2000 *RBS*

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 17, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
001	6818 Dunbar Road
002	6414 Kenwood Avenue
003	8513 Arborwood Road
004	200 Kaufman Road
005	7424 Longfield Drive



Baltimore County
Fire Department

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

July 20, 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 JULY 17, 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:

002, 003, 005

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

cc: File

*note
objecting
col.*

BALTIMORE COUNTY, MARYLAND

PMZ

INTER-OFFICE CORRESPONDENCE

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

DATE: August 1, 2000

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

SUBJECT:

INFORMATION:

Item Number: 01-002

Petitioner: Michele Stone

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the variance request for the storage of commercial vehicles in a residential area. The subject property is located in a community conservation area and Planning Staff had determined that the storage of commercial vehicles in dense, older neighborhoods will be in direct conflict with the goals of community conservation. Specifically, efforts to preserve and enhance the positive attributes of older neighborhoods will be greatly undermined. Additionally, if granted, the proposed variance will have an immediate negative impact on the adjoining properties.

Prepared by: *Mark [Signature]*

Section Chief: *Gary L. Kern*

AFK:MAC:

*note
objecting
ad*

BALTIMORE COUNTY, MARYLAND

PMZ

INTER-OFFICE CORRESPONDENCE

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

DATE: August 1, 2000

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

SUBJECT:

INFORMATION:

Item Number: 01-002

Petitioner: Michele Stone

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Prepared by: *Mark K. [Signature]*

Section Chief: *Gary L. Kern*

AFK:MAC:

note
objecting
and
PMZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 1, 2000

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

SUBJECT:

INFORMATION:

Item Number: 01-002

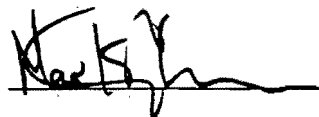
Petitioner: Michele Stone

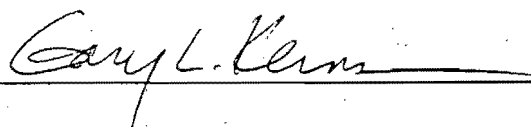
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Prepared by: 

Section Chief: 

AFK:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 1, 2000

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

SUBJECT:

INFORMATION:

Item Number: 01-002

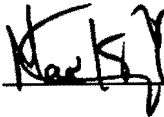
Petitioner: Michele Stone

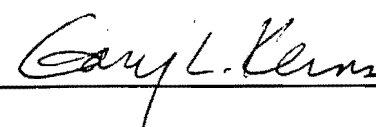
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Prepared by: 

Section Chief: 

AFK:MAC:

RE: PETITION FOR VARIANCE
6414 Kenwood Avenue, NE/S Kenwood Ave,
521' S of Golden Ring Rd
14th Election District, 6th Councilmanic

Legal Owner: Charles S. & Michelle G. Stone, Jr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-02-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



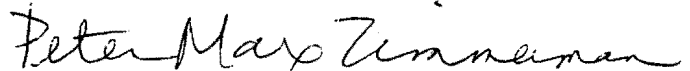
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 31st day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Charles S. & Michelle G. Stone, Jr., 6414 Kenwood Avenue, Baltimore, MD 21237, Petitioners.



PETER MAX ZIMMERMAN



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

61

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

May 10, 2001

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 01-002-A

IN THE MATTER OF: MICHELE (GALLOWAY) STONE & CHARLES
S. STONE, JR. –LEGAL OWNERS /PETITIONERS 6414 Kenwood
Avenue 14th Election District; 6th Councilmanic District

9/01/2000 –D.Z.C.'s Order in which Petition for Variance was DENIED.

which had been assigned to be heard on 6/13/01 has been **POSTPONED** at the request of Counsel for Petitioners
due to schedule conflict; and has been

REASSIGNED FOR:

WEDNESDAY, AUGUST 15, 2001 at 10:00 a.m.

for calendar
af

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the
advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be
in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted
within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to
hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners : Christopher S. Young, Esquire
Appellants /Petitioners : Michele and Charles Stone, Jr.

Dorothy & Leo Heid

People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James Thompson, Enforcement /PDM (Violation #00-4207)
Arnold Jablon, Director /PDM



**Real Property
Information**

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

[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 14 ACCT NO: 1414097050

Owner Information

Owner Name: GALLOWAY MICHELE L
STONE CHARLES S, JR **Use:** RESIDENTIAL

Mailing Address: 6414 KENWOOD AVE
BALTIMORE MD 21237-1828 **Principal Residence:** YES

Transferred

From: KURZMILLER KURT M **Date:** 05/16/1997 **Price:** \$96,000

Deed Reference: 1)/12182/ 328 **Special Tax Recapture:**
2)

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address: 6414 KENWOOD AVE **Zoning:** **Legal Description:**
LT NES KENWOOD AV
6414 KENWOOD AVE
521FT S GOLDEN RING RD

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
89	11	985					82	Plat Ref:

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1946	951 SF	12,685.00 SF	04

Value Information

	Base Value	Current Value	Phase-In Value	Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2000	07/01/2001	07/01/2000	07/01/2001
Land:	30,920	30,920			
Impts:	66,460	66,680			
Total:	97,380	97,600	97,526	38,980	97,526
Pref Land:	0	0	0	0	0


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 14 ACCT NO: 1414097050

Owner Information

Owner Name: GALLOWAY MICHELE L
 STONE CHARLES S,JR **Use:** RESIDENTIAL
Mailing Address: 6414 KENWOOD AVE
 BALTIMORE MD 21237-1828 **Principal Residence:** YES

Transferred
From: KURZMILLER KURT M

Date: 05/16/1997 **Price:** \$96,000

Deed Reference: 1)/12182/ 328
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [\[View Map\]](#)

Premises Address: 6414 KENWOOD AVE **Zoning:** **Legal Description:**
 LT NES KENWOOD AV
 6414 KENWOOD AVE
 521FT S GOLDEN RING RD

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
89	11	985					82	Plat Ref:

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

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1946	951 SF	12,685.00 SF	04

Value Information

	Base Value	Current Value	Phase-In Value	Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2000	07/01/2001	07/01/2000	07/01/2001
Land:	30,920	30,920			
Impts:	66,460	66,680			
Total:	97,380	97,600	97,526	38,980	97,526
Pref Land:	0	0	0	0	0

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

[\[Go Back\]](#)[\[Start Over\]](#)**BALTIMORE COUNTY****DISTRICT: 14 ACCT NO: 1414097050****Owner Information**

Owner Name: GALLOWAY MICHELE L **Use:** RESIDENTIAL
 STONE CHARLES S, JR
Mailing Address: 6414 KENWOOD AVE **Principal Residence:** YES
 BALTIMORE MD 21237-1828

Transferred**From:** KURZMILLER KURT M**Date:** 05/16/1997 **Price:** \$96,000
Deed Reference: 1) /12182/ 328
 2)
Special Tax Recapture:

* NONE *

Tax Exempt: NO**Location Information [View Map]**
Premises Address:
 6414 KENWOOD AVE
Zoning: Legal Description:
 LT NES KENWOOD AV
 6414 KENWOOD AVE
 521FT S GOLDEN RING RD

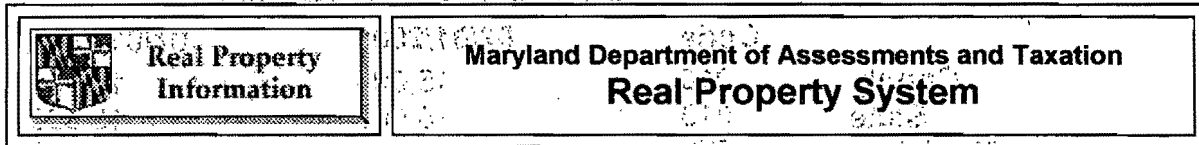
Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
89	11	985					82	Plat Ref:

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

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1946	951 SF	12,685.00 SF	04

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

		As Of 01/01/2000	As Of 07/01/2002	As Of 07/01/2001	As Of 07/01/2002
Land:	30,920	30,920			
Impts:	66,460	66,680			
Total:	97,380	97,600	97,600	97,526	97,600
Pref Land:	0	0	0	0	0

[\[Go Back\]](#)[\[Start Over\]](#)**BALTIMORE COUNTY****DISTRICT: 14 ACCT NO: 1411069660****Owner Information**

Owner Name: ELAM THOMAS J
 ELAM SUSAN E
Use: RESIDENTIAL

Mailing Address: 8442 COCO RD
 BALTIMORE MD 21237-1842
Principal Residence: YES

Transferred**From:** COSTIN JAMES M**Date:** 08/18/1993**Price:** \$122,000

Deed Reference: 1) / 9958/ 103
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: PARTIAL COUNTY AND STATE**CLASS:** BLIND**Location Information** [\[View Map\]](#)**Premises Address:****Zoning:** Legal Description:

8442 COCO RD

8442 COCO RD

HIGH POINT

Map Grid Parcel Subdiv Sect Block Lot Group Plat No: 1
 89 11 591 A 34 82 **Plat Ref:** 24/ 135

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

1958

1,946 SF

10,823.00 SF

04

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

		As Of 01/01/2000	As Of 07/01/2002	As Of 07/01/2001	As Of 07/01/2002
Land:	37,450	37,450			
Impts:	87,180	85,520			
Total:	124,630	122,970	122,970	122,970	122,970
Pref Land:	0	0	0	0	0

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

[\[Go Back\]](#)**BALTIMORE COUNTY**[\[Start Over\]](#)**DISTRICT: 14 ACCT NO: 1423052025****Owner Information**

Owner Name: MYERS BERNARD G **Use:** RESIDENTIAL
 MYERS DEBRA A
Mailing Address: 8422 ALLISON LN
 BALTIMORE MD 21237-1731 **Principal Residence:** YES

Transferred**From:** LANGDON GEORGE J**Date:** 12/03/1998 **Price:** \$145,500
Deed Reference: 1) /13342/ 486
 2)
Special Tax Recapture:

* NONE *

Tax Exempt: NO**Location Information [View Map]**
Premises Address:
 8422 ALLISON LA
Zoning: Legal Description:
 .275 AC
 8422 ALLISON LN NWS
 150 FT SW KENWOOD AVE

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
89	11	268					82	Plat Ref:

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

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1955	2,166 SF	11,993.00 SF	04

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

		As Of 01/01/2000	As Of 07/01/2002	As Of 07/01/2001	As Of 07/01/2002
Land:	34,240	34,240			
Impts:	111,430	105,540			
Total:	145,670	139,780	139,780	139,780	139,780
Pref Land:	0	0	0	0	0

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

[\[Go Back\]](#)[\[Start Over\]](#)**BALTIMORE COUNTY****DISTRICT: 14 ACCT NO: 1406047560****Owner Information**

Owner Name: FOLIO JOSEPH C, SR
FOLIO C MARLENE
Use: RESIDENTIAL

Mailing Address: 8425 ALLISON LN
BALTIMORE MD 21237-1730
Principal Residence: YES

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

Deed Reference: 1) / 4872/ 705
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO**Location Information [View Map]**

Premises Address:
8425 ALLISON LA

Zoning: Legal Description:

.203 AC

SWS ALLISON LA

58FT NW OF KENWOOD AVE

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
89	11	277					82	Plat Ref:

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

1952

Enclosed Area:

1,440 SF

Property Land Area:

9,504.00 SF

County Use:

04

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

		As Of 01/01/2000	As Of 07/01/2002	As Of 07/01/2001	As Of 07/01/2002
Land:	33,620	33,620			
Impts:	82,710	75,500			
Total:	116,330	109,120	109,120	109,120	109,120
Pref Land:	0	0	0	0	0

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

[\[Go Back\]](#)[\[Start Over\]](#)**BALTIMORE COUNTY****DISTRICT: 14 ACCT NO: 1416002320****Owner Information**

Owner Name: PANOWICZ WALTER V
PANOWICZ AGNES D. **Use:** RESIDENTIAL

Mailing Address: 8504 DAYTONA RD
BALTIMORE MD 21237-2008 **Principal Residence:** YES

Transferred**From:** PANOWICZ WALTER V**Date:** 03/13/1995 **Price:** \$0**Deed Reference:** 1)/10971/ 71
2)**Special Tax Recapture:**

* NONE *

Tax Exempt: NO**Location Information [View Map]****Premises Address:**
8504 DAYTONA RD**Zoning:** **Legal Description:**LT 4 PT 5
8504 DAYTONA RD
KENRIDGE

Map Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
89	11	605			4	82	Plat Ref: 12/ 92

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

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1956	1,416 SF	12,803.00 SF	04

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

		As Of 01/01/2000	As Of 07/01/2002	As Of 07/01/2001	As Of 07/01/2002
Land:	33,200	33,200			
Impts:	83,300	84,450			
Total:	116,500	117,650	117,650	117,266	117,650
Pref Land:	0	0	0	0	0

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

[\[Go Back\]](#)[\[Start Over\]](#)**BALTIMORE COUNTY****DISTRICT: 14 ACCT NO: 1419062050****Owner Information**

Owner Name: WADKINS ERIN
 REDMON JIMMIE, JR
Use: RESIDENTIAL

Mailing Address: 6416 KENWOOD AVE
 BALTIMORE MD 21237-1828
Principal Residence: YES

Transferred**From:** FALLIN CLYDE L**Date:** 07/31/1997 **Price:** \$98,900
Deed Reference: 1) /12304/ 471
 2)
Special Tax Recapture:

* NONE *

Tax Exempt: NO**Location Information [View Map]****Premises Address:****Zoning:** Legal Description:

6416 KENWOOD AVE

6416 KENWOOD AVE
 KENRIDGE**Map Grid Parcel Subdiv Sect Block Lot Group Plat No:**

89 11 605

8 82 Plat Ref: 12/ 92

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

1954

972 SF

6,820.00 SF

04

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

		As Of 01/01/2000	As Of 07/01/2002	As Of 07/01/2001	As Of 07/01/2002
Land:	30,820	30,820			
Impts:	46,900	59,540			
Total:	77,720	90,360	90,360	86,146	90,360
Pref Land:	0	0	0	0	0


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
[\[Go Back\]](#)
[\[Start Over\]](#)
BALTIMORE COUNTY
DISTRICT: 14 ACCT NO: 1413041475
Owner Information
Owner Name: AUSTIN SYLVIA M

Use: RESIDENTIAL

Mailing Address: 6701 GOLDEN RING RD
BALTIMORE MD 21237-2102

Principal Residence: YES

Transferred
From: AUSTIN SYLVIA M

Date: 02/14/1995

Price: \$0

Deed Reference: 1)/10942/328

Special Tax Recapture:

2)

* NONE *

Tax Exempt: NO

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

6701 GOLDEN RING RD

LT SS GOLDEN RING RD

6701 GOLDEN RING RD SS

200 FT W KERN AVE

Map
Grid
Parcel
Subdiv
Sect
Block
Lot
Group
Plat No:

89

11

605

82

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

1937

Enclosed Area:

1,848 SF

Property Land Area:

6,400.00 SF

County Use:

04

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

		As Of 01/01/2000	As Of 07/01/2002	As Of 07/01/2001	As Of 07/01/2002
Land:	30,400	30,400			
Impts:	84,800	84,670			
Total:	115,200	115,070	115,070	115,070	115,070
Pref Land:	0	0	0	0	0

Partial Exempt Assessments

	Code	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

http://www.dat.state.md/.../amazon.exe?_name=RealProp&AccountNumber=0414141304147 8/13/01



Real Property
Information

Maryland Department of Assessments and Taxation
Real Property System

[Go Back]

[Start Over]

BALTIMORE COUNTY - Map 89

Page 1 of 1

Click on the Owner's Name to select:

Owner Name	Account Number	Street Location	OCC	Town	Parcel
<u>AUSTIN SYLVIA M</u>	04141413041475	6701 GOLDEN RING RD	H	000	60
<u>AUSTIN SYLVIA M</u>	04141413041476	GOLDEN RING RD	N	000	60
<u>COLBY CAROL Y</u>	04141422000451	6617 GOLDEN RING RD	H	000	60
<u>HELMINIAK MICHAEL</u>	04141403033201	6615 GOLDEN RING RD	H	000	60
<u>HEUER MARGARET</u>	04141408006230	6611 GOLDEN RING RD	H	000	60
<u>HEYMAN NATHANIEL</u>	04141416016060	6609 GOLDEN RING RD	H	000	60
<u>JONES JANICE A</u>	04141412021075	GOLDEN RING RD	N	000	60
<u>JONES JANICE A</u>	04141412021076	6705 GOLDEN RING RD	H	000	60
<u>JORDAN ERWIN E</u>	04141410045975	6707 GOLDEN RING RD	H	000	60
<u>NYITRAI LOUISIR</u>	04141416015175	6601 GOLDEN RING RD	N	000	60

[Go Back] [Start Over]



**Real Property
Information**

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

[\[Go Back\]](#)

BALTIMORE COUNTY - Map 89

[\[Start Over\]](#)

Page 1 of 1

Click on the Owner's Name to select:

Owner Name	Account Number	Street Location	OCC	Town	Parcel
AUSTIN SYLVIA M	04141413041475	6701 GOLDEN RING RD	H	000	60
AUSTIN SYLVIA M	04141413041476	GOLDEN RING RD	N	000	60
COLBY CAROL Y	04141422000451	6617 GOLDEN RING RD	H	000	60
HELMINIAK MICHAEL	04141403033201	6615 GOLDEN RING RD	H	000	60
HEUER MARGARET	04141408006230	6611 GOLDEN RING RD	H	000	60
HEYMAN NATHANIEL	04141416016060	6609 GOLDEN RING RD	H	000	60
JONES JANICE A	04141412021075	GOLDEN RING RD	N	000	60
JONES JANICE A	04141412021076	6705 GOLDEN RING RD	H	000	60
JORDAN ERWIN E	04141410045975	6707 GOLDEN RING RD	H	000	60
NYITRAI LOUISJR	04141416015175	6801 GOLDEN RING RD	N	000	60
SCHMIDT CHARLES C	04141419012400	6407 GOLDEN RING RD	H	000	60
FITCH EDWARD J	04141800003510	6501 GOLDEN RING RD	H	000	60
HOESCH STEVEN M	04141414011150	6503 GOLDEN RING RD	H	000	60
MACK JOSEPH MSRMIL	04141415000025	6503H GOLDEN RING R	H	000	60
PANOWICZ WALTER V	04141416002320	8504 DAYTONA RD	H	000	60
HAGEN ANDREW R	04141408006260	8502 DAYTONA RD	H	000	60
HUMENIUK STEFAN	04141419085226	8500 DAYTONA RD	H	000	60
WADKINS ERIN	04141419062050	6416 KENWOOD AVE	H	000	60
BULLOCK RICHARD DA	04141414011230	6418 KENWOOD AVE	H	000	60
WILLIAMS CHARLES E	04141408005630	6420 KENWOOD AVE	N	000	60
BAO TRINH	04141413078040	6422 KENWOOD AVE	H	000	60
CREW HOWARD I	04141404001050	6505 GOLDEN RING RD	H	000	60
HOUSTON JOHN S	04141408069050	6507 GOLDEN RING RD	H	000	60
HOUSTON JOHN S	04141408069051	GOLDEN RING RD	N	000	60
TARBART IRVIN G	04141415027110	6511 GOLDEN RING RD	H	000	60
SOMRAJIT GOWKARRAN	04141415027090	6513 GOLDEN RING RD	H	000	60
TARBART IRVIN GCAT	04141415027091	COCO RD	N	000	60
RITTER CHARLES H	04141418036800	8506 COCO RD	H	000	60

NE 4 F

MAP
36

76°32'30"

930,000 FT

Joins Map 28

940,000 FT

76°30'00"

540,000 FT

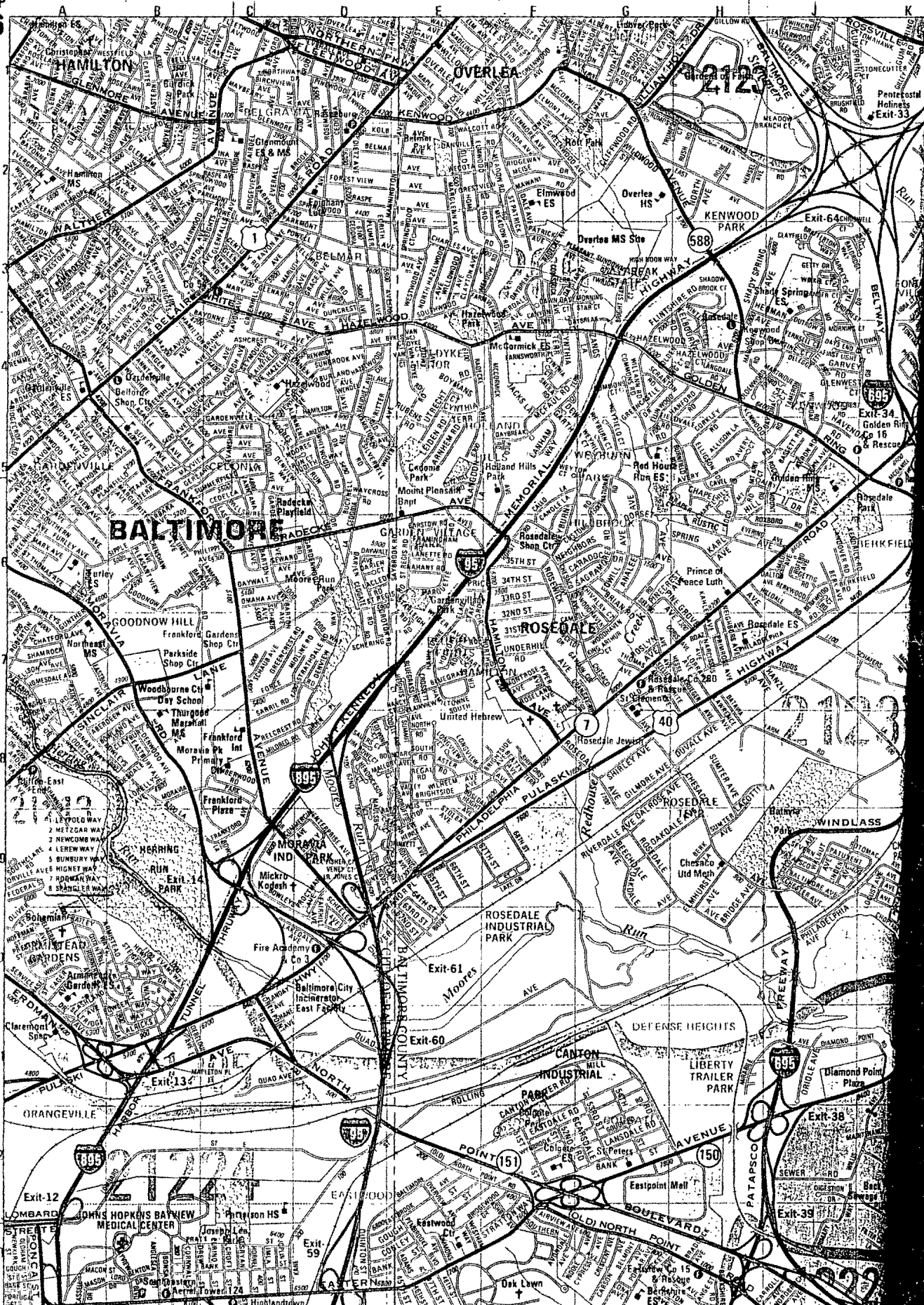
39°20'00"

Joins Map 35

540,000 FT

39°17'30"

MD GRID 530,000 FT



© AOC OF ALEXANDRIA, INC.

76°32'30"

MD GRID 930,000 FT

Joins Map 44

940,000 FT

76°30'00"

DATE: _____

PEOPLE'S COUNSEL'S SIGN-IN SHEET

CASE NAME: _____

CASE NO.: _____

The Office of People's Counsel was created by the County Charter to participate in zoning matters on behalf of the public interest. While it does not actually represent community groups or protestants, it will assist in the presentation of their concerns, whether they have their own attorney or not. If you wish to be assisted by People's Counsel, please sign below.

[illegible]

STONE COMMERCIAL VEHICLE

Opening

- Cases come up from time to time (Worrall –2)
- Don't know of one granted where residents and/or community groups oppose
- Don't know of one granted in neighborhoods where houses are close together and easily visible
- Always some sympathy for property owner – hard-working responsible people – always more convenient
- Personal attributes of petitioners or protestants are, thankfully, not at issue – otherwise we would get into a test of personalities which is too subjective for a quasi-judicial Board
- This site is in the Rosedale area of the County – heavily populated with mostly DR 5.5 zoning – 5.5 houses per acre – single-family houses are close together
- Subject site is about 12,000 square feet; others are 10,000 – 12,000 with houses about 1000-1500 sq. ft.- short of townhouses, it's very dense
- Issue is a variance: Preliminarily, is the relief even subject to a variance
- Relief is size of truck – how is that related to the attributes of the land

- While parking variances are permitted, that is usually an area question - # of parking spaces requested vs. the # required relates to the size and area of the land
- Here, the size of the truck is prohibited and it does not matter about the size of the lot
- So we have to ask ourselves, how would one ever prove the elements of a variance – uniqueness of the land and practical difficulty related to those particular restrictions on the site – to justify the weight of a commercial vehicle
- The answer is that you can't and this regulation is not subject to an variance – if anything it is like a USE variance which 307 cannot address
- The statute is clear – commercial vehicles over 10,000 pounds are not permitted under BCZR 431 –
- Even if subject to a variance, we believe the petitioner will not be able to prove the elements under 307 and the string of cases this Board is familiar with
- Furthermore, neighbors and community association will show the inconvenience and infringement upon them which we believe counters any argument the petitioners can make to support their position – so if the Board even gets to the facts – we think our case is persuasive

STONE

- Number of trucks
- Dumpsters
- Where are trucks now
- Route – use zoning map
- Describe neighborhood
- Mark your house on zoning map
- Size of your lot – use property assessment form and map
- Other lots are similar in SIZE, TOPOGRAPHY, TYPES OF HOUSES
- What is development to southeast and size of those lots
- Other cars – wife's job

HEID

- ❖ Name, address, occupation
- ❖ Where do you live in relation to the Stones
- ❖ Zoning map- how far from Datona Ave. – mark map
- ❖ How long have you lived there
- ❖ Describe your neighborhood
- ❖ Schools in area – what ones and do children walk the neighborhood streets
- ❖ Similar lots? Same topography
- ❖ Anything unusual about Stones' lot itself – not what's on it
- ❖ Is it like all the other ones in the neighborhood
- ❖ Describe the road in front of your house – how about others on zoning map
- ❖ What is the nearest beltway interchange? How far is beltway – to drive there?
- ❖ Single family homes on about $\frac{1}{4}$ acre
- ❖ Typically, what is on the lots – house, garage?
- ❖ Is most of the area developed the same way – same size lots and similar size houses

- ❖ How many trucks did Mr. Stone have on the site – describe them -
pictures in Board file – is it the larger truck in the photo's
- ❖ Why are you opposed to the dump truck on the Stones' property
Appearance, noise, warming up, dumpsters
- ❖ any other commercial trucks like this one parked in the neighborhood
- ❖ PICTURES
- ❖ Truck hasn't been there since the last zoning hearing when it was
prohibited?
- ❖ What difference has that made- not having the truck there
- ❖ As a property owner, does a 27,000 dump truck have a negative effect on
your property value – in what way

ELAM

- Name address, occupation
- Within 2 blocks of the Stones' property?
- Are you familiar with commercial vehicle in question
- Have you ever seen it
- What is generally carried on or in this truck – rollaways
- Have you seen those at the site –
- When was the last time you saw a rollaway
- Agree with mr. hein's description of the neighborhood as single family homes on about ¼ acre
- Mostly families- children – schools – do children walk to school
- Older established and Settled neighborhood?
- Agree with Hein that lots are all about the same – is the Stones' lot any different from the others – about ¼ acre
- Agree that topography is the same
- Nothing unique about Stones' lot
- What is the community association that includes your house and the subject site
- What are its boundaries
- How many members

- When are the meetings
- Did the association take a position on this case
- Rule 8 papers
- What was the position
- Why
- OPZ comments that this area is in community conservation district –
what does that mean to the association

EVIDENCE

- ❑ Zoning map
- ❑ Assessment and taxation forms
- ❑ OPZ comments
- ❑ Master plan pp 140 - 155

CLOSING

- ✓ Other cases – 4 at CBA and 2 recent zoning commissioner
- ✓ Burden of proof
- ✓ Not based on personalities of homeowners – no matter how likeable
- ✓ Law is clear – not subject to variance
- ✓ If subject to variance, no burden
- ✓

STONE COMMERCIAL VEHICLE

Opening

- Cases come up from time to time (Worrall -2)
- Don't know of one granted where residents and/or community groups oppose
- Don't know of one granted in neighborhoods where houses are close together and easily visible
- Always some sympathy for property owner – hard-working responsible people – always more convenient
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- Issue is a variance: Preliminarily, is the relief even subject to a variance
- Relief is size of truck – how is that related to the attributes of the land

from discussions
Wexott
Worral - 2

Tom -

① is the subject to variance - illegal of truck, not
height & area, parking

② Unique property
parked differently

- ① 2 trucks
- ② pictures
- ③ noise - waking up
- ④ now have 2 cars
- ⑤ where are trucks now
- ⑥ dumpsters
- ⑦ subdivision - plat?

Tom Elam - Community association
Rosedale Comm. Assoc.

8442 Cocoa
682-4973

where does he drive to
employer etc. -

137th App. 90 - Kiffin - Tax map

Need 6410 Kenwood Ave —
6414 " " " — Stone

App-98

#

35

FILE#: 98-406-A
NAME: Reitterer, Frank D., et al (& Frances M. Leonard) ◀
STREET: North Avenue, NE/s, 470' NW of c/l Leeds Avenue
TYPE: VAR /comm. vehicle (tow truck) in side driveway
DISTRICT: 13;1
DATE APPEALED: 9/11/98
HRG. DATE: 2/18/99
ORDER DATE: 5/17/99
DECISION: D -VAR /allow a comm. vicicle w/ adv. in side yd
CLOSED: 8/16/99
UP:

Heretics!
~~LSig~~
It was
Reitterer.

The one in Parkville
was Bensfelder.
PMZ

DIVISION OF CENTRAL PRINTING SERVICES

PLANNING & ZONING
PEOPLE'S COUNSEL
001 012 1206

B

CODE

COST \$ 9.00

080701

NO. OF ORIGINALS	SIZE	NO. OF PRINTS EA.	COST	
4	2x3	1	6	00
1	3x4	1	3	00

SPECIAL INSTRUCTIONS 5 - 200'-scale maps
1 - 1000' " "

FOR CENTRAL PRINTING USE ONLY BELOW THIS LINE

COLLATE & STAPLE	_____	_____
DRILL	_____	_____
PUNCH & BIND	_____	_____
BINDERS	_____	_____

INITIAL & DATE COMPLETED

DS 8/7/01

REQUESTED BY Dr. William D. Rife EXT. 2182

Dear Commissioner

Regarding the proposed zoning violation B.L.Z.R 101, 102.1; 01B01.1A, 431.

Over the last 2+ years we have tolerated various improper occurrences in reference to the aforementioned vehicle. Not only is the truck parked in the driveway, but each day this spring when Mr. Stone Jr. came home with the truck tires caked to mud, he proceeded to hose off the tires and wash the mud down the driveway. Since we had so much rain this spring, the mud was washed down into our driveway and ultimately deposited there.

Not only did we put up with the mud, but also all the snot from the dry wall and whatever else may have been in the dumpster deposited in the driveway til it was emptied. Many times this dumpster was not covered.

I am concerned about the contents of the dumpster in that it may hold hazardous materials.

My husband and I have tried to be neighborly but it seems that lately, if we complain about anything to Mr. & Mrs. Stone, they stop speaking to us.

Recently I was in my kitchen early in the a.m. putting coffee on and had to close my back door be-

cause Mr. Stone Jr. had started the truck and left it running. He actually left the truck running for 40 minutes. I could not breathe properly because of the fumes. That was coming in my kitchen door - not a very good way to start the day. I don't know why he continues to run the truck for at least 10 minutes every morning after we made them aware of the nuisance. The noise wakes me in the morning and I have had neighbors call me and tell me it wakes them every morning when he pulls out of the driveway.

My husband has asked Mr. Stone Jr. not to run

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the truck for as long in the morning, but it continued.

At one point last year, when Mr. H. Jr. had more cargo than he could handle with 2 trucks, he dumped the contents of one truck in the driveway which made the area look like a scene from "Sanford and Son," T.V. show. The contents of the truck stayed there for several days til my husband told michelle that it didn't look very appropriate for this neighborhood, then it was cleaned up that evening by michelle and a helper.

The latest addition to the driveway is a large metal tank which is rusted and has been in the driveway at

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least 4 months. I don't know what the plans are for the tank but Mr. Stone Jr. may be storing this for his business.

Recently removed from the space next to his garage was a large amount of pressure treated wood which was stored there for many months.

This is a residential area. Most of our neighbors try to keep their property in decent order. But I feel that the noise, pollution and clutter are unacceptable in a residential area.

Sincerely,
Mrs. Heid

IN RE: PETITION FOR VARIANCE
W/S Conewood Road, 187' E of the c/l
Lindellen Avenue
(110 Conewood Road)
4th Election District
3rd Council District

Jerrold L. Streicker, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-472-A

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

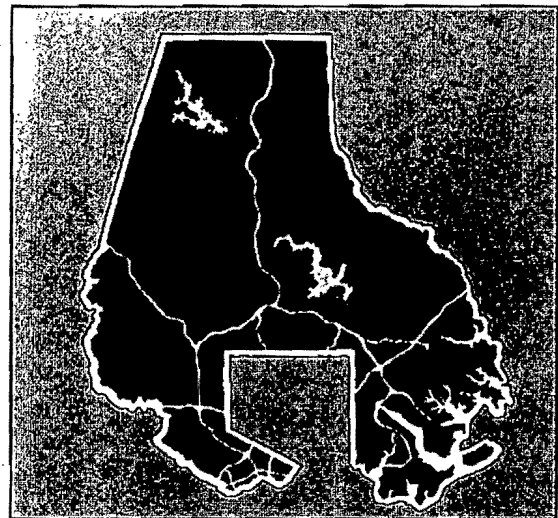
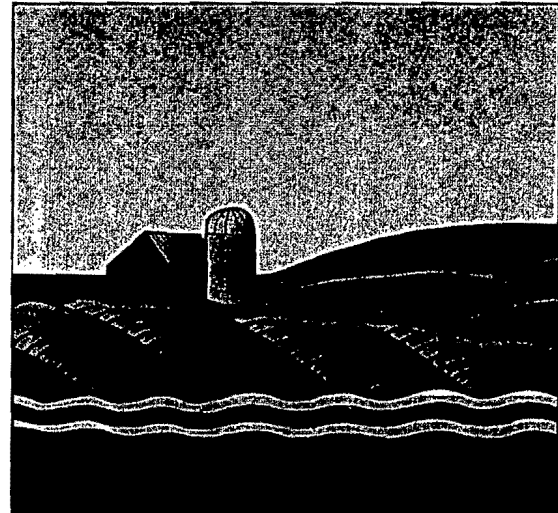
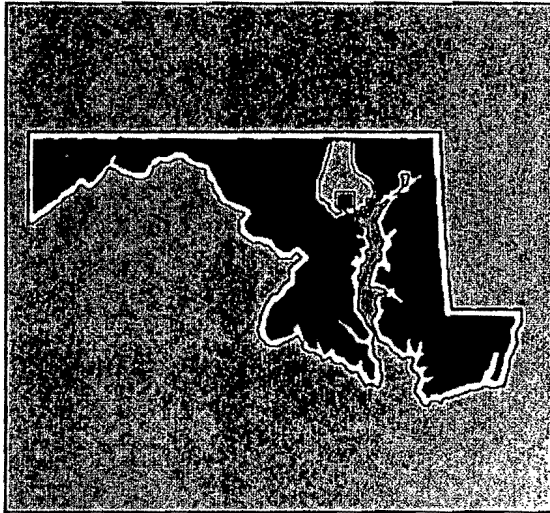
This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Jerrold L. Streicker, Jr., and his wife, Monica Streicker. The Petitioners request relief from Section 431.B.3.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a commercial vehicle with visible equipment (ladders and welders) to be stored on the subject property zoned D.R.3.5. The Petition was filed as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the said vehicle. 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 were Jerry and Monica Streicker, property owners. Appearing as Protestants in the matter were Louis and Joan Manno, and Harry and Mary Williams, adjacent property owners, who are most affected by the requested variance. Appearing as an interested citizen was Larry Townsend, who resides in Lutherville.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north end of Conewood Road, adjacent to the Hannah More property, just west of Reisterstown Road in Reisterstown. The property consists of a gross area of 0.48 acres, more or less, zoned D.R.3.5, and is improved with a one-story brick dwelling, and an

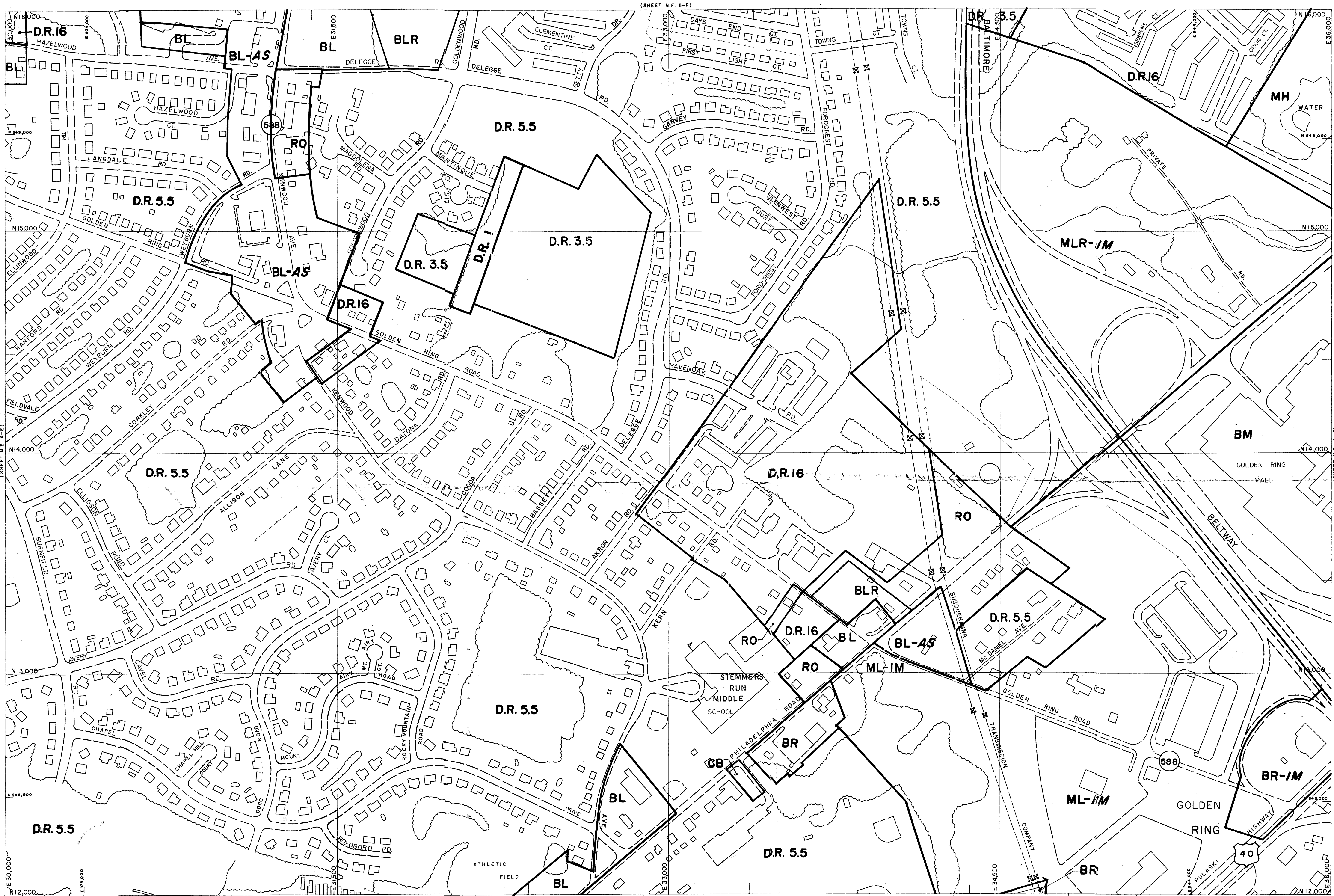
MASTER PLAN 2010

BALTIMORE COUNTY, MARYLAND



AS ADOPTED BY BALTIMORE COUNTY COUNCIL

FEBRUARY 22, 2000



NE 4 F

J-NE I-NW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00

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

Joseph R. Bortolero
Chairman, County Council

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION ROSSVILLE GOLDEN RING AREA	SHEET N. E. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986		