

IN RE: PETITION FOR VARIANCE
SE/S Wallace Drive, 150' SE of the c/l
Long Green Pike
(11503 Wallace Drive)
11th Election District
6th Council District

Pete Constantino, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-072-A
*

* * * * *

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, Pete and Roxanne Constantino, through their attorney, Stephen F. Marsalek, Esquire. The Petitioners seek relief from Section 100.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) small livestock (pygmy goats) to be stabled and pastured on ¼ acres in lieu of the minimum required 1.5 acres, and to permit an area of 1.2 acres for the three pygmy goats in lieu of the minimum required 3.0 acres for any livestock. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing in support of the request were Pete and Roxanne Constantino, property owners, and their attorney, Stephen F. Marsalek, Esquire. Also appearing in support of the request were Michael and Sherry Palmer, adjacent property owners, and Greg and Tracy Stolins, who reside across from the subject site. Appearing in opposition to the request was Kirk Justis, who resides on the other side of the Palmers.

Testimony and evidence offered revealed that the subject property is roughly rectangular in shape, approximately 1.118 acres in area, zoned R.C.2, and is located with frontage on Wallace Drive, not far from Long Green Pike in Glen Arm. The property is improved with a one-story dwelling, a detached garage, and a 21' x 32' shed/barn which is enclosed with a 20' x 40' fenced pasturing area. Mr. & Mrs. Constantino have owned and resided on the subject property for the past 5 years.

ORDER RECEIVED FOR FILING
Date 11/23/11
By [Signature]

Testimony indicated that they have also owned and maintained three pygmy goats on the property for the past several years. Mrs. Constantino testified and described these animals. They are small and weigh approximately 35 lbs. each. Indeed, photographs submitted at the hearing show that these animals are approximately the same size as a medium-sized dog. It was clear from the testimony that these goats are considered pets of the family.

The issue presented within the Petition came about as the result of a complaint filed with the Code Enforcement Division of the Department of Permits and Development Management (PDM) as to an alleged automotive repair service on the subject property. Although there was apparently no evidence that the Petitioners were operating an auto repair business on the premises, they were cited with a zoning violation notice for maintaining livestock on their property. Thus, the Petitioners filed the instant Petition in order to resolve the matter.

In support of their request, Mr. Stolins, who resides in the neighborhood, indicated that this area at large has been agricultural in character for many years. He does not believe that the goats cause any adverse impact to the surrounding locale and he supports the Petitioners' request.

Testimony was also received from Mr. Justis who resides two doors down from the subject property. Although he is opposed to the requested relief in a companion case (Case No. 01-071-A), he does not object to the maintenance of the three pygmy goats on the subject property.

The regulation under consideration is Section 100.6 of the B.C.Z.R. For small livestock, including goats, that regulation requires the tract of land on which they are maintained to be a minimum 3.0 acres in area. Additionally, this Section requires that each animal have a pasturing area of at least ½ acre. Variance relief is requested in that the overall tract is less than 3.0 acres and the existing pasturing area of 20' x 40' is less than that required. Although the Petitioners propose enlarging the pasturing area to an overall dimension of 40' x 80', variance relief is still necessary.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. The type of animal at issue in this case is particularly significant. Indeed, the animals are quite small and considered by the Petitioners to be more like pets than livestock. I do

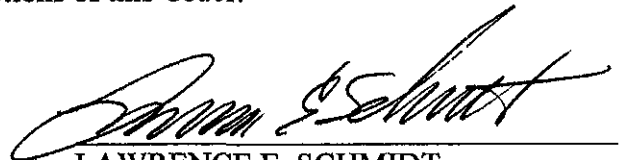
ORDER RECEIVED FOR FILING
Date 10/23/00
By [Signature]

not believe that a grant of the variance will cause any detrimental impact to the surrounding locale. Moreover, given the historic agricultural character of the area, I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for variance relief. However, in granting the relief, I shall restrict same to these three pygmy goats, and not any other animals.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by this Zoning Commissioner for Baltimore County this 23rd day of October, 2000 that the Petition for Variance seeking relief from Section 100.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) small livestock (pygmy goats) to be stabled and pastured on $\frac{1}{4}$ acres in lieu of the minimum required 1.5 acres, and to permit an area of 1.2 acres for the three pygmy goats in lieu of the minimum required 3.0 acres for any livestock, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the three (3) pygmy goats currently maintained on the property and shall not be extended to any other animals.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/23/00
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11503 Wallace Dr
which is presently zoned RC 2

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) 100.6 to permit 3 small livestock (pygmy goats) to be stabled & pastured on 1/4 acre and 1.2 acres in lieu of required minimum 3 acres to allow any livestock & 1 1/2 acre minimum for 3 pygmy goats.

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

SEE ATTACHED

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:

STEPHEN F. MARSALEK, P.C.
Name - Type or Print

Signature

ATTORNEY AT LAW

28 ALLEGHENY AVE 321-9300

TOWSON MD 21204

State Zip Code

Case No. 01-072-A

Legal Owner(s):

ROXANNE CONSTANTINO
Name - Type or Print

Roxanne Constantino
Signature

PETE CONSTANTINO
Name - Type or Print

Pete Constantino
Signature

11503 WALLACE DR 410 817-4314
Address Telephone No.

Glen Arm MD 21057
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 01-071-A

UNAVAILABLE FOR HEARING

Reviewed By SM Date 08/14/00

ORDER RECEIVED FOR FILING

Date

By

REV 9/15/98

August 4, 2000

Dear Zoning Commissioner,

I am applying for a variance on my property at 11503 Wallace Dr.

I own 3 pet pygmy goats. I now understand that I am in violation of owning ^{the} sufficient amount of property to keep them.

The personal hardship is: my husband and I, with the understanding that we could own these animals purchased this home and were assured by the previous owners that we could keep 2 horses there as they did.

The practical difficulty is that we have no area which we could expand to meet the code.

Roxanne Constantino

410 817-4314

01-072-A

Zoning Description for 11503 Wallace Drive
Beginning at a point on the southeast side
of Wallace Drive which is 50 feet wide at the
distance of 150' southeast of the corner of the
nearest improved intersecting street, Long Green Pike.

The said 1.118 acres of land is described as following.
Beginning for the same on the Southeast side of Wallace
Drive laid out on a plat of Greenwood Manor Section One and
recorded among the plat records of Baltimore County in Plat
Book G.L.B. No. 20 folio 20 etc. said point of beginning
distant 150.00 feet measured north 41 degrees 52 minutes
east along the fourth or north 41 degrees 52 minutes east
300 feet line of the parcel of land conveyed by S. Wallace
Diedeman and wife to Lawrence T. Hayes and wife by a deed
dated November 5, 1953 and recorded among the Land Records
of said county in Liber G.L.B. No. 2386 folio 202 etc. from
the beginning of said line running thence and binding on the
southeast side of Wallace Drive on a part of said fourth
line north 41 degrees 52 minutes east 150.00 feet to the end
of said fourth line thence leaving the drive and boundary on
the fifth line in said deed south 48 degrees 08 minutes east
360.61 feet to the end of said line and to the southeast
side side of an alley 20 feet wide thence binding on a part
of the sixth line thereof and on the southeast side of said
alley with the use thereof in common with others entitled
thereto south 41 degrees 52 minutes west 120.00 feet thence
crossing and leaving said alley for a line of division now
made north 52 degrees 53 minutes 20 seconds west 361.86
feet to the place of beginning. Containing 1.118 acres of
land, more or less. The improvements thereon being known as
11503 Wallace Drive.

as recorded in Baltimore County Plat Book
#20, Folio #20, containing 1.118 acres,
also known as 11503 Wallace Drive, located
in the 11th Election District, 6th Councilmanic
District.

01-072-A

01-072-A

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

01-072-A

No.

8525

DATE 05-14-00 ACCOUNT K-CC-BLC

AMOUNT \$ 50.00

RECEIVED FROM: REXANNE F. CONSTANTINE

FOR: KES. L. DU.

(L. C. C. M. M. M.)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SD-1

PAID RECEIPT

DATE: 05/15/2000 07/17/2000 15:40:00
BY: 0502, CASHIER JUNE 1990 DISMISSED
DEPT: 5 528 ZONING DEPARTMENT
EX: 0141 149141
OR: 00, 00250

Receipt for 50.00
50.00 OK 00 00
Baltimore County, Maryland

01-072-A

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:

Case: #01-072-A
11503 Wallace Drive
SE/S Wallace Drive, 250 feet
NW of Long Green Pike
11th Election District
6th Councilmanic District
Legal Owner(s): Roxanne &
Pete Constantino

Variance: to permit 3 small livestock (pygmy goats) to be stabled and pastured on 1/4 acre and 1.2 acres in lieu of the required minimum 3 acres.

Hearing: Wednesday, October 4, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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/9/750 Sept. 19 C420586

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 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 9/19, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 01-072-A

Petitioner/Developer CONSTANTINO, ETAL

CONSTANTINO, PETE

Date of Hearing/Closing 10/4/00

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 # 11503 WALLACE DR

The sign(s) were posted on _____

9/16/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/16/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

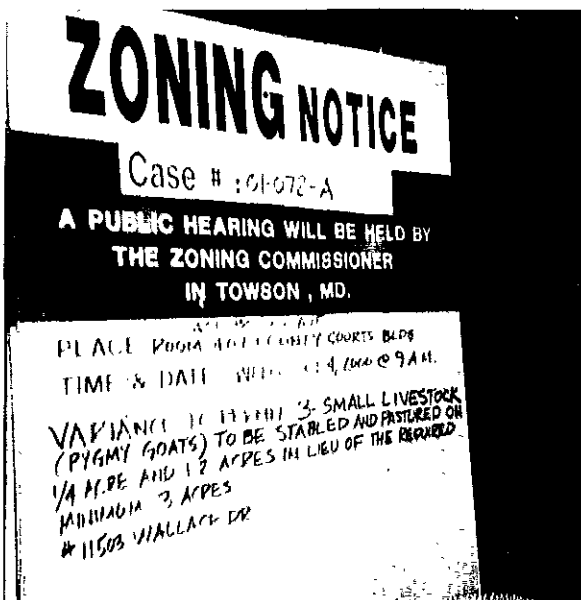
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-85

(Telephone Number)



11503 WALLACE DR
10/4/00

RE: PETITION FOR VARIANCE
11503 Wallace Drive, SE/S Wallace Dr,
250' NW of Long Green Pike
11th Election District, 6th Councilmanic

Legal Owner: Pete & Roxanne Constantino
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-72-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 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Stephen F. Marsalek, Esq., 28 W. Allegheny Avenue, Suite 1303, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 8, 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: 01-072-A
11503 Wallace Drive
SE/S Wallace Drive, 250 feet NW of Long Green Pike
11th Election District – 6th Councilmanic District
Legal Owners: Roxanne & Pete Constantino

Variance to permit 3 small livestock (pygmy goats) to be stabled and pastured on ¼ acre and 1.2 acres in lieu of the required minimum 3 acres.

HEARING: Wednesday, October 4, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "G.D.Z." written below it.

Arnold Jablon
Director

C: Roxanne & Pete Constantino, 11503 Wallace Drive, Glen Arm 21057
Stephen F. Marsalek, PC, Attorney at Law, 28 Allegheny Ave, Towson 21204

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

Please forward billing to:
Roxanne Constantino
11503 Wallace Drive
Glen Arm, MD 21057

410 817-4314

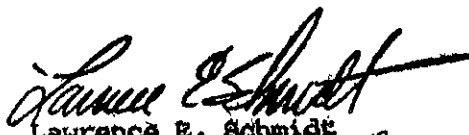
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HEARING: Wednesday, October 4, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.


Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-072-A
Petitioner: Roxanne & PETE CONSTANTINO
Address or Location: 11503 Wallace DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Roxanne Constantino
Address: 11503 Wallace DRIVE
Glen Arm, MD 21057
Telephone Number: 410 817-4314

Revised 2/20/98 - SCJ

01-072-A - 10

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

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

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200 scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



Baltimore County
Department of Permits and
Development Management

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

September 29, 2000

Stephen F. Marsalek, PC
Attorney At Law
28 Allegheny Avenue
Towson, MD 21204

Dear Mr. Marsalek:

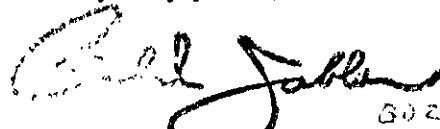
RE: Case Number: 01-072-A, 11503 Wallace Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 14, 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.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Roxanne & Pete Constantino, 11503 Wallace Drive, Glen Arm 21057
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104

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

RWB:HJO:jrb

cc: File



September 19, 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 September 11, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

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

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *flms*

DATE: September 18, 2000

SUBJECT: Zoning Item #072
11503 Wallace Drive

Zoning Advisory Committee Meeting of September 11, 2000

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Agricultural Preservation: This zoning petition raises concerns regarding waste management and soil conservation on such a small property. It is recommended that the Zoning Commissioner's Order require a waste management plan and soil conservation and water quality plan. The Order should also require the limitation of animals on the property to three goats and not permit horses, cattle, etc. It is recommended that the Zoning Office be responsible for the enforcement of the required plans and number of animals.

Reviewer: Wally Lippincott

Date: September 18, 2000

10/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2000

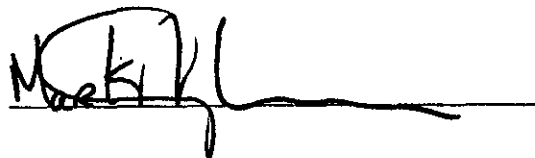
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-071, 01-072, 01-085, 01-086 and 01-092

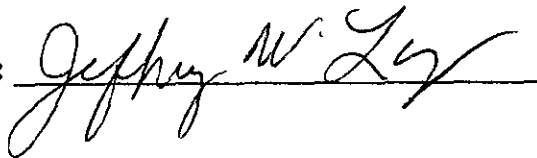
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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:



SEP 14

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

LS 10/4

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

Date: 10.2.00

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

RE: Baltimore County
Item No. 072

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 410-343-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 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

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: September 7, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 072 (01-072-A)
Legal Owner/Petitioner: Roxanne & Pete Constantino
Contract Purchaser: N/A
Property Address: 11503 Wallace Drive
Location Description: SE/S Wallace Drive, 260' NW of Long Green Pike

VIOLATION INFORMATION: Case No.: 00-4940
Defendants: Peter & Roxanne Constantino

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
N/A	

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

1. Complaint letter
2. Complaint Intake Form/Code Enforcement Officer's report and notes
3. Code Violation Notice

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/scj

C: Code Enforcement Officer Chen

1/26/00
JT
cg

Code Enforcement,

June 15, 2000

I would like to make several complaints against neighbors at 11503, 11505 & 11507 Wallace Dr. Glen Arm, Md. 21057. I am looking down at these properties watching ongoing inhuman acts and violations. This is a residential community, not farm lands, auto repair shops or dumps!

#11503 Wallace Dr. Glen Arm, Md., 21057

2 Complaints

- #1 For a year now they have had several goats penned up in fenced in area at rear of property. ~~This is~~ inhuman to raise or board these farm animals with not enough land.
- #2 There has been ongoing auto repairs done in garage. Enough for me to think that this resident is running an auto repair shop. Can anything be done about this? At times. I have been woken by hammering, drilling etc.!

#11505 Wallace Dr. Glen Arm, Md., 21057

4 Complaints

- #1 For the past 3 years I have watched the inhuman act of the boarding of a horse and a pony in a fenced in area of approx. one third of an acre. Now I know since I was raised on a farm that these horses need more land than that to graze and be boarded. Recently I called and investigated that 3 acres is needed to raise 1 horse and 1 acre has to be pasture land per horse. It saddens me to see these animals not having the proper land to live. Also the smell of the horses droppings and the flies make it quite unbearable to even go outside at times.
- #2 I would like you to see if they are running or have a license to run a kennel. They have 4 to 5 dogs. From what I understand the limit is 3 dogs before you would need to have a kennels license. This also adds to the smells and flies.
- #3 They have recently erected a shed or play house with lighting all over it. Since they are not following by any rules I figured I would check to see if they obtained any permit to build this with electric in it and they have not.
- #4 There has been a 3 foot deep by 12 foot+ in diameter pool sitting right in the middle of there back yard. Just waiting for someone or something to climb or fall in and drown. "Very Dangerous" There should be a fence around it for safety. And from what I've seen I think they have 2 young children.

#11507 Wallace Dr. Glen Arm, Md., 21057

1 complaint

I have seen alot of construction at this home, a pool, an addition, etc! and I have inquired about there permits for both which they do have. But at the rear of there yard they have had a pile of trash and debris for 2 years now. Can anything be done about this pile. I'm tired of looking at it! I bought my home because of the views and I don't want to have to look at a dump!

Hopefully these violations will be delt with swiftly and abruptly.

Sincerely,
Anonymous

6: 6 R7 100 INTAKE BY: mlk CASE #: 4942 INSPEC: 3

COMPLAINT

LOCATION: 11503 WALLACE DRZIP CODE: 21057 DIST:

COMPLAINANT

NAME: LETTEN PHONE #: (H) (W) ADDRESS: ZIP CODE: PROBLEM: GOATS, AUTO REPAIR BUSINESSOWNER/TENANT
INFORMATION:410TAX ACCOUNT #: ZONING: RC-2INSPECTION: 6/28/00- REC'D

REINSPECTION:

Review Property. Almost attacked
by Dogs. Property owner
called them back.

REINSPECTION:

Reviewed property. 3-4 goats seen
and gave notice to ~~ps~~ A.
No service garage seen
plus 7/28/00.

REINSPECTION:



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension _____
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.

116762

Case No.:

00-4940

Election District _____ Permit No. _____

Name (s)

PETER + ROXANNE CONSTANTINO

Address

11503 WALLACE DR. Glen ARN MD 21057

Location of Violation (if different than address) _____

Vehicle License No.: _____

Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____

§§ _____

Zoning Regulations:

§§ **100.4**

§§ _____

Building Code (BOCA):

§§ _____

§§ _____

Livability Code (18-66):

§§ _____

§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

**- REMOVE ALL GOATS / LIVESTOCK FROM
PROPERTY MUST HAVE MINIMUM 3 acres
- In view of ABOVE, FILE FOR SPECIAL
EXCEPTION AND/OR VARIANCES TO PERMIT
ANIMALS.**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
7/28/00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: **6/28/00**

INSPECTOR: **CHEN**

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____

INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

VIOLATION SITE

01-072-A

NOTE TO FILE:

CURRENT REGULATIONS ARE APPLIED
TO THE REQUEST BEING MADE IN THE
SUBJECT CASE:

THE REGULATIONS REGARDING ACCESSORY
USE OF RESIDENTIAL PROPERTY TO HOUSE 'LIVE-
STOCK' HAVE NOT CHANGED SINCE
GREENWOOD PLANT WAS SUBDIVIDED.

THERE IS NO FURTHER INFORMATION
ON THE SUBDIVISION OF THE HAYES
PROPERTY. SEE ENCLOSED DEEDS &
RECORD PLATS.

FROM THE DESK OF

MUDDY CREEK VETERINARY SERVICE

* DR. JAMES A. COHAGAN, D. V. M.

DR. SARAH A. LINK, D. V. M.

DR. ANDREW W. HOLLOWAY, D. V. M.

413 RIDGE ROAD

FAWN GROVE, PA 17321

TELEPHONE (717) 862-1115 (717) 382-1011

OR (410) 452-0488



7.17.00

I examined 3 goats
owned by Roxanne
Constantino 11503 Wallace Dr
Glen Arm. I found the
health care, nutrition, and
housing to be adequate
for these animals

Sincerely

J. A. Cohagan *

01-072-A

Gregory & Tracy Stolins
11502 Wallace Drive
Glen Arm, MD 21057
410-592-6131

August 9, 2000

Zoning Commissioner Baltimore County
111 Chesapeake Avenue – Room 111
Towson, MD 21204

RE: Violations against 11503 & 11505 Wallace Drive

Dear Zoning Commissioner:

We as neighbors to 11503 & 11505 Wallace Drive, Glen Arm, MD 21057 find it outrageous that the county has issued violations against them for the conditions of their properties and the cruel treatment of their animals. What right does an anonymous person have faxing a letter to complain? Does this anonymous person live in our area? If they do they apparently do not socialize with us.

We moved in the area before the neighbors. My husband grew up 2miles down the street. He played with the prior owner's children. The prior owners had goats, chickens, and horses. It is farmland. If you look at your county maps they show the pastures and barns for both properties. The conditions of their properties were "ok". Since they moved in, their properties have been improved: barns repaired, fencing fixed and lawns groomed. It's a pleasure to live where someone wants to take care of their property and also respect what the neighbors feel.

I have never seen them treat their animals cruelly. If this anonymous person says having not enough property is cruel, is she/he a veterinarian? My neighbors have a vet come out when needed. Don't you think the vet would say/report them if the animals are being kept under poor conditions or abused? Your rule says you can have Asian pot bellied pig. What is the difference between a pot bellied pig an a pigmy goat? To me, the pigmy goat remains small, the pig gets bigger. The pig also smells. I think the county needs to hire a veterinarian when making their rulings regarding animals. My five-year-old son wants to know "Why must they get rid of their family?" Why? This is how we as the neighbors feel about their animals. They are "community animals." My children go to see and feed them all the time. We take care of them if they are on vacation. When friends come to visit with their

01-072-D

Page 2

children they are excited to walk over to see the animals. What smell? What dirty cages/stables? Did this anonymous person neglect to see them cleaning up after all their animals on a daily basis? Did this anonymous person fail to see the farmlands surrounding our area? Did he/she think to himself that the smell comes from that? (I can not smell the farms).

I truly don't know what to say to you to rule in their favor to let them keep their animals, as my son said "their family." We want them. We enjoy them. Come visit and see for yourself. I think you will see what a pleasure it is to live in our street. If this anonymous person lives here, then he should consider moving. This is the Country!

Sincerely yours,

Greg, Tracy Stolins

The Stolins' Family
Greg, Tracy, Kayla & Michael

cc: Pete & Roxanne Constantino – 11503 Wallace Drive
Mike & Sherry Palmer – 11505 Wallace Drive

01-072-A

August 14, 2000
Dear Zoning Commissioner,

I've been going through the process of applying for a variance for my property at 11503 Wallace Dr. in Glen Arm, MD. I currently own three pygmy goats that are my pets. A disgruntled neighbor (I assume) in our area has complained and thus we received a violation from your office because we do not have the proper amount of acreage as stated in the code for small livestock.

I moved into this house 6 years ago and was thrilled that we would have our very own barn on the property. The previous owners were happy to tell us about how they had owned horses for many years - and that the barn - although in very poor condition, has stalls for 2 horses, which was what was allowed here.

Our next door neighbors - who have the same size property, at that time had 3 horses. After we purchased the home and made many repairs to the house and renovated the barn

for over \$7,000, I decided to look into owning goats. I've wanted them since I was a young girl.

A local resident was raising goats for himself as pets and had more young ones born than he wanted to keep. He came to my property to instruct me as to what was needed for the pygmy goats. He did not sell them he just wanted to be assured they would have a good home as "pets."

I've now had my 3 pygmies for 2½ years and enjoy them immensely. Please, consider all the facts and the hardship that it would cause if I had to find them a new home.

I take my goats to a vet in Fox Grove, PA. He sees them on a regular basis either at the office or at my home. At his last visit to my home in July he stated that "these animals are receiving better care right here than they would on a large piece of property".

My pygmy goats weigh about 30-35 lbs each, which is much smaller than my 132 lb dog. They are happy, friendly little pets that the neighbors enjoy

watching as they play and the neighborhood children love to feed. I often allow them to follow me around the yard when I'm outside - they would come right into the house if I allowed it!

Most of our neighbors are also upset about this situation. Every resident on our street has signed the petition to keep my goats, the bordering properties behind our yard have signed in agreement and a neighbor on each side of me has also signed.

This situation has really upset me since it began on June 28. I've been to the courthouse numerous times to get all my paperwork filled out correctly. I've been in touch with my lawyer for his advice and he will accompany me at my hearing. (Stephen Marsalek) I've done everything I can think of to convince the county to make an exception here. Please help!

Animals (farm) have been on most of these properties for over 40 years - after all we are surrounded by cow pastures and corn fields.

Please don't allow one ANONYMOUS person^{to} change what we've enjoyed for so long.

I would welcome you or anyone from your office to come and see for yourself that my goats are kept clean, are healthy and very playful and friendly.

Sincerely
Roxanne Constantino
11503 Wallace Dr.
Glen Aron, MD 21057

We are applying for a variance to continue to keep two ponies at 11505 Wallace Drive Glen Arm MD 21057 and three pygmy goats at 11503 Wallace Drive Glen Arm MD 21057 in lieu of the three acres required by Baltimore County zoning.

We the undersign have lived here for _____ (see below) years. There has always been these type of animals on these properties.

We the undersign have no objection to the variance for these animals to live on the above mentioned properties.

Name Address Years lived here

neighbors
bordering
the rear
of my
property

* Mr & Mrs. Stuart Dues 11506 Harribal Rd - 35 yrs.

* Mr & Mrs John Kevin 11504 Hainkel Rd - 2 years

Mr & Mrs Harry Samph 11524 Harribal Rd 43 years

Mr & Mrs Francis R Beale 11508 Wallace Dr. ^{Glen Arm} 21057 36 yrs

neighbor
directly across
the street from
my property

* Mr & Mrs Gregory Stolins 11502 Wallace Dr 6 years

Mr. & Mrs. Robert Bowling 11507 Wallace Dr. 17 years.

Mr & Mrs Gloria Chapin 11509 Wallace Dr 7 yrs

Mr & Mrs Jude 11507 Wallace Dr. 4 yrs

neighbor to
the left of
my property

* Mrs & Mrs. Zany Baltasar 11523 Long Green Pike 1 year

Stanislaw Meliszewski 11537 Long Green Pike 30 yrs

Connie Berg 11510 Wallace Dr. Glen Arm, MD 21057 15 yrs

Mr & Mrs M. C. Liner 11500 ^{Wallace Dr.} ^{Glen Arm, MD} 20 yrs

neighbor to
the right
of my
property

* Mr & Mrs Michael Palmer 11505 Wallace Dr. 3 yrs

Pete & Roxanne Constantine 11503 Wallace Dr. 6 years

Ref NO2

We are applying for a variance to continue to keep two ponies at 11505 Wallace Drive Glen Arm MD 21057 and three pygmy goats at 11503 Wallace Drive Glen Arm MD 21057 in lieu of the three acres required by Baltimore County zoning.

We the undersign have lived here for _____ (see below) years. There has always been these type of animals on these properties.

We the undersign have no objection to the variance for these animals to live on the above mentioned properties.

<u>Name</u>	<u>Address</u>	<u>Years lived here</u>
-------------	----------------	-------------------------

Mr & Mrs. Stuart Dyer	11506 Hannibal Rd	35 yrs.
-----------------------	-------------------	---------

Mr & Mrs John Kevin	11504 Hannibal Rd	2 years
---------------------	-------------------	---------

Mr & Mrs Harry Samp	11524 Hannibal Rd	43 years
---------------------	-------------------	----------

Mr & Mrs Francis R Beale	11508 Wallace Dr. ^{Glen Arm}	21057 36 yrs
--------------------------	---------------------------------------	--------------

Mr & Mrs Gregory Stolina	11502 Wallace Dr	6 years
--------------------------	------------------	---------

Mr. & Mrs. Robert Bowling	11507 Wallace Dr.	17 years.
---------------------------	-------------------	-----------

Mr & Mrs Gloria Cusper	11509 Wallace Dr	7 yrs
------------------------	------------------	-------

Mr & Mrs John	11507 Wallace Dr.	4 yrs
---------------	-------------------	-------

Mr & Mrs Tony Battista	11523 Long Green Rd	1 year
------------------------	---------------------	--------

Stanislaw Meliszewski	11537 Long Green Pike	30 yrs.
-----------------------	-----------------------	---------

Connie Gerz	11510 Wallace Dr.	Glen Arm, MD 21057 15 yrs
-------------	-------------------	---------------------------

Mr & Mrs Bob Cuhls	11500 ^{Wallace Dr.} Glen Arm, MD	20 yrs
--------------------	---	--------

Mr & Mrs Michael Palmer	11525 Wallace Dr.	3 yrs
-------------------------	-------------------	-------

Pete & Franne Constantine	11503 Wallace Dr	6 years
---------------------------	------------------	---------

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

01-072-A
+ 071
01-073-A

NAME

ADDRESS

Michael & Sherry Palmer
Pete & Roxanne Constantino
Greg & Tracy Stokins

11505 Wallace Dr. Glen Arm MD 21057
11503 Wallace Dr Glen Arm 21057
11502 Wallace Dr Glen Arm MD 21057



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

Mr. Kirk Justis

ADDRESS

11509 WALLACE DR, 21057

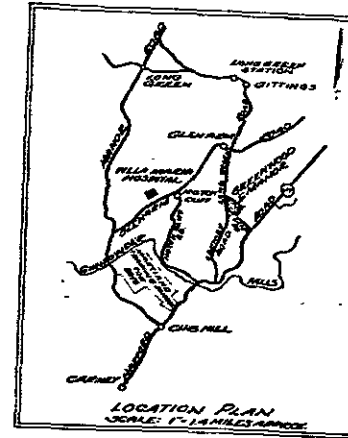


GREENWOOD MANOR Section one

G.L.M. 20 JUL 20

Filed for record
Date MAY 29 1954
Sent:

George E. Parry
Clerk



THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE STATION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE THE USES SHOWN HEREON ARE NOT EXPRESSLY RESERVED IN THE GRANTS THEREOF THE DEEDS AND RECORDS.

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN SECTIONS 22, 23 AND 24 OF THE ARTICLES OF INCORPORATION OF BALTIMORE COUNTY AND THE SUPPLEMENT AS PREPARED BY THE BALTIMORE COUNTY PLANNING COMMISSION HAVE BEEN COMPLIED WITH.
WILLIAM M. MAYNADIER
OWNER OF THE LAND SHOWN HEREON

SUBDIVIDED BY
WILLIAM M. MAYNADIER
305 SEPULCHRE AVENUE
TOWSON 4, MARYLAND

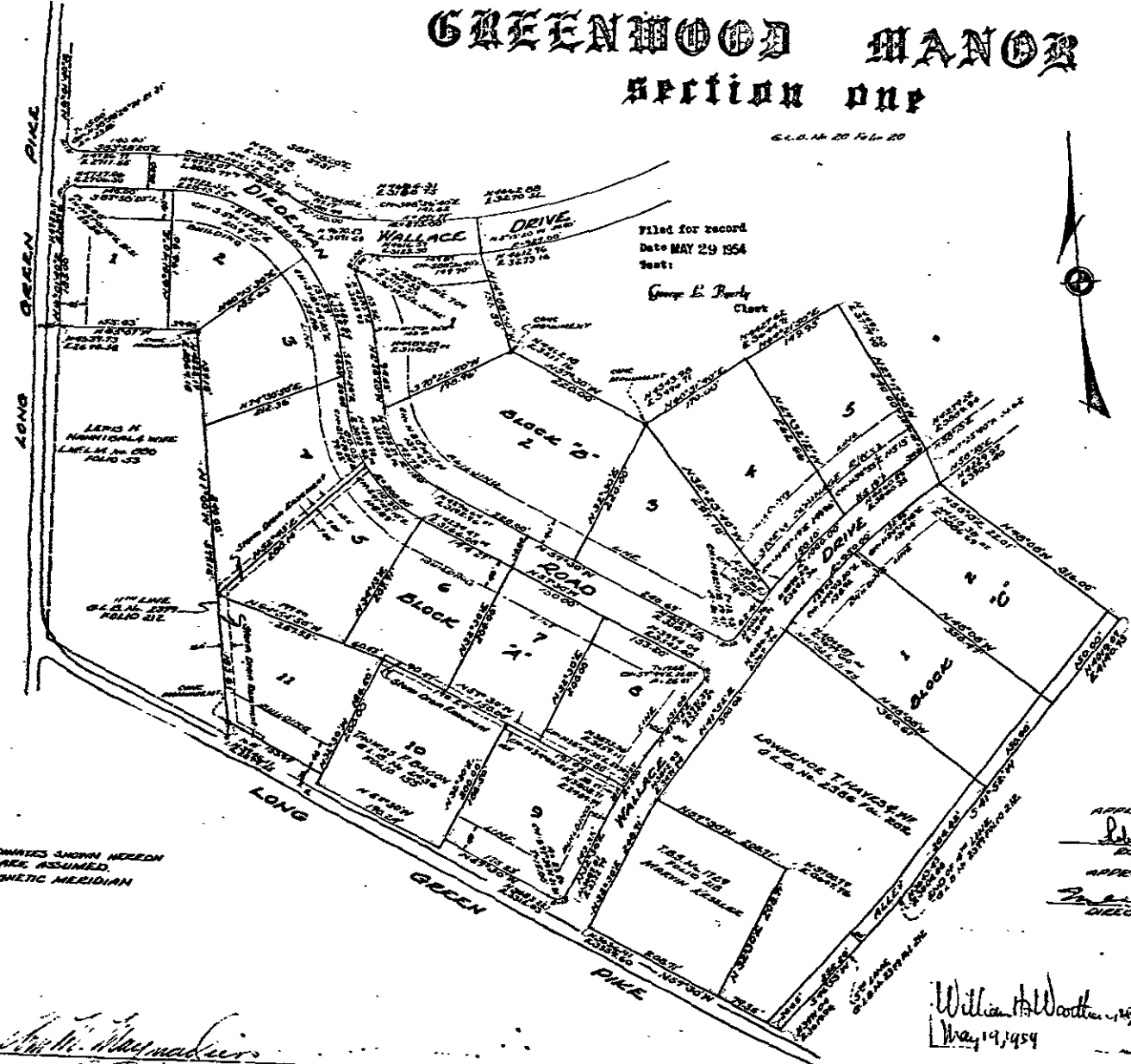
APPROVED: BY BALTIMORE COUNTY ROADS
DEPARTMENT
Roads Engineer
DATE May 19, 1954

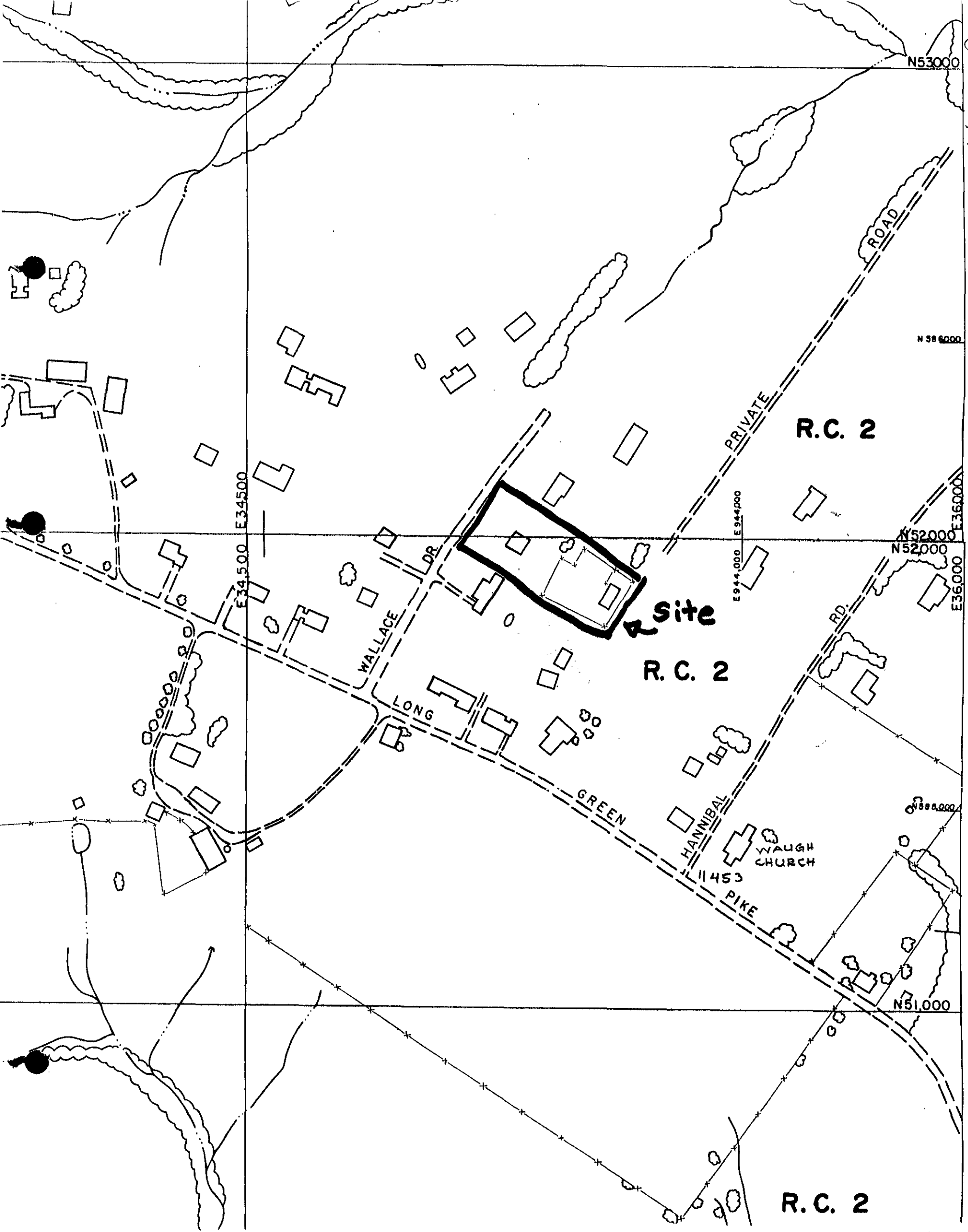
APPROVED: BY THE PLANNING COMMISSION OF
BALTIMORE COUNTY, MARYLAND
Director
DATE 18, 1954

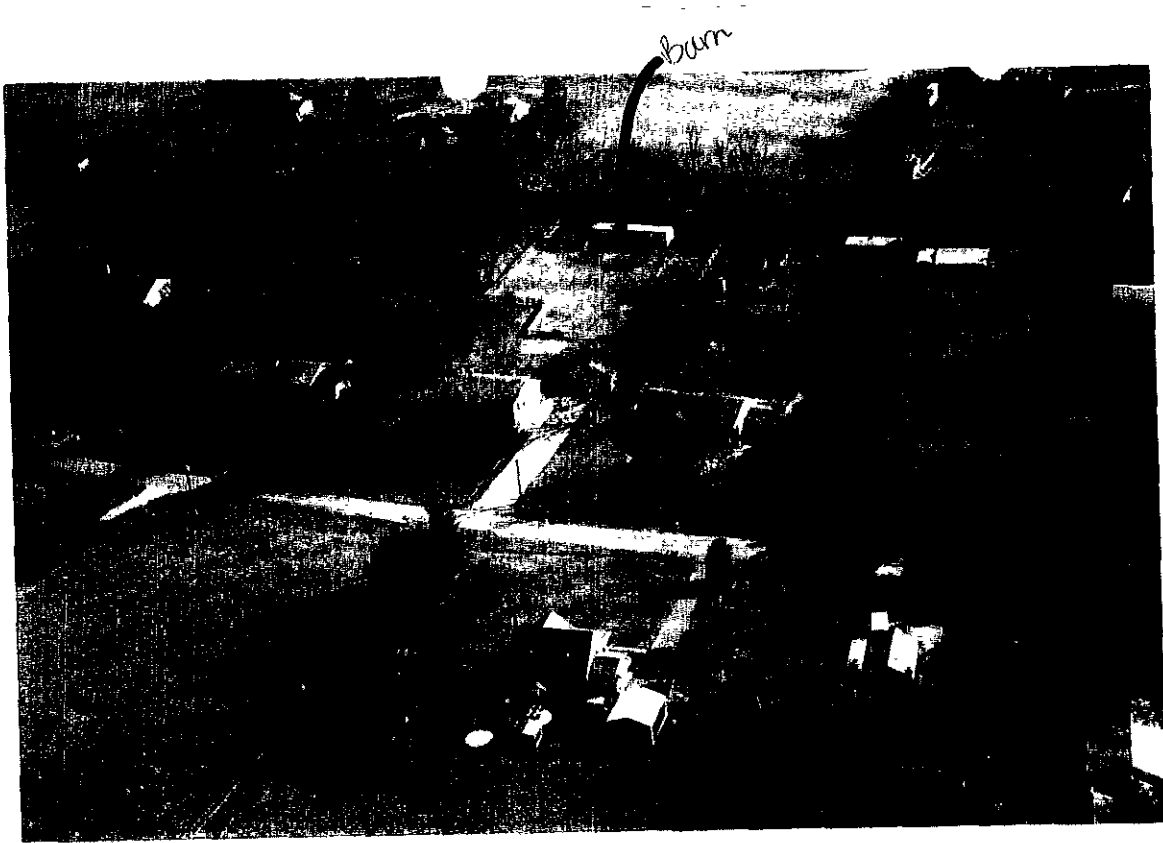
William H. Woodman
May 19, 1954

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
COURT HOUSE TOWSON 4, MARYLAND
SCALE: 1" = 100' MARCH 19, 1954

COORDINATES SHOWN HEREON
ARE ASSUMED
MAGNETIC MERIDIAN









Barn



11505 wallace
Barn *

Hay Field

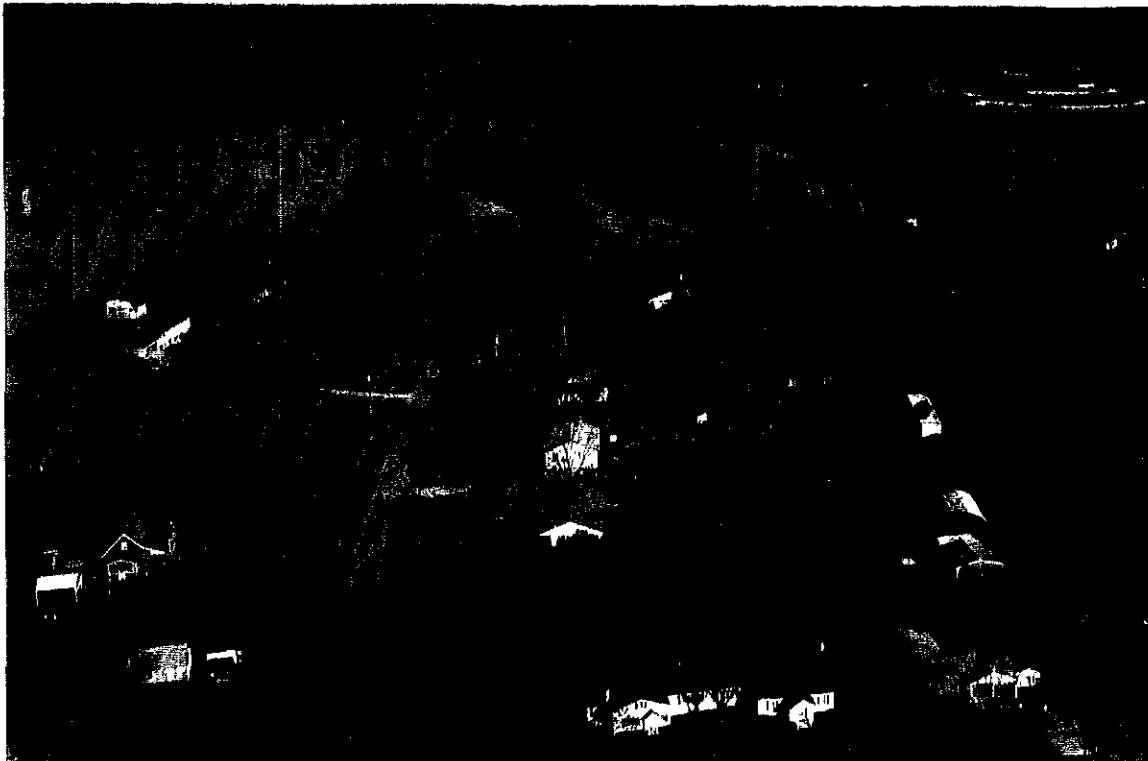
01-071-A

Hay Field



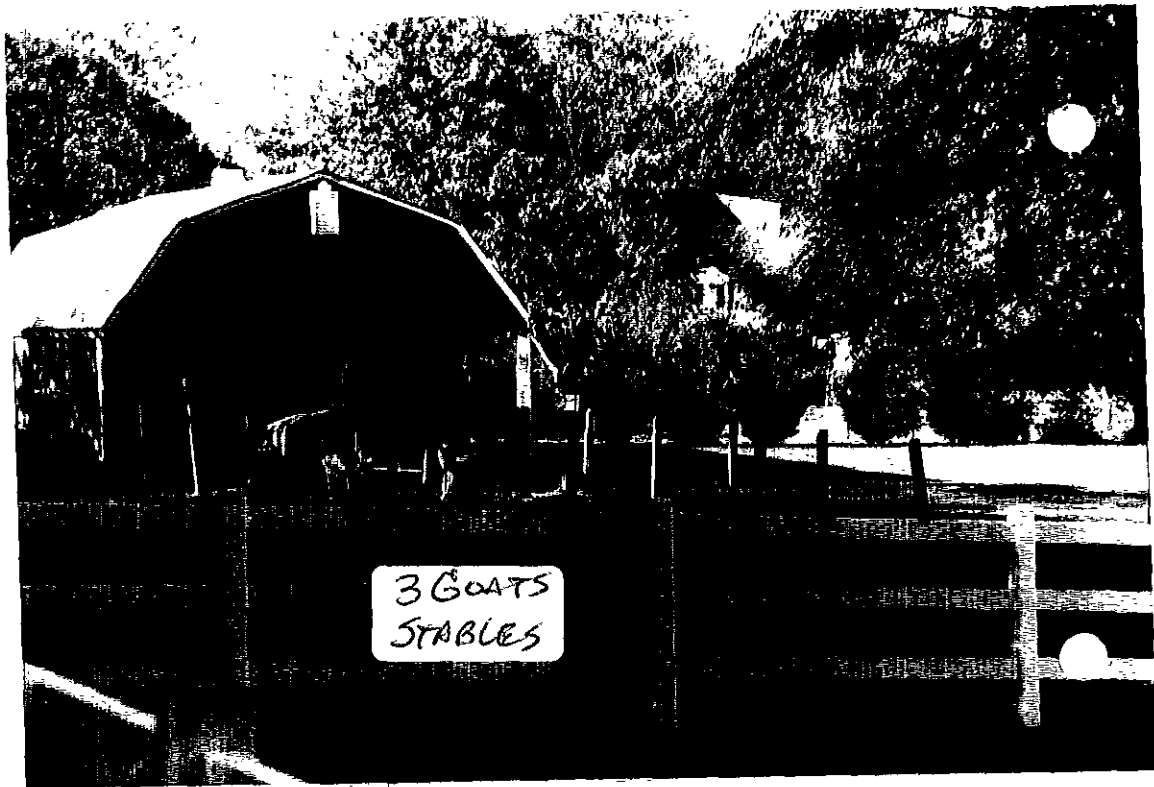
Hay Field

Plot No 1



11525 Wallace Dr.
Barn

01-071-A



3 GOATS
STABLES

ZONING NOTICE

Case # : 01-071-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON

201 BOLLEY AVENUE
PLACE : ROOM 407, COUNTY COURTS BUILDING
TIME & DATE : WEDNESDAY, OCT 4, 2006 @ 9 A.M.

VARIANCE TO PERMIT 2 SMALL
LIVESTOCK (PONIES) TO BE STABLED AND PASTURED
ON 1/2 ACRE AND 1.2 ACRES IN LIEU OF THE
REQUIRED MINIMUM 3 ACRES
(#11505 WALLACE)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING
CALL 807-3381 THE DAY BEFORE THE SCHEDULED HEARING DATE
DO NOT HEARER THAT A 24 HOUR NOTICE OF HEARING MUST BE GIVEN BY THE TIME
HEARINGS ARE HANDICAPPED ACCESSIBLE

01-071-A

tree
line
bordering
access
alley



barn built
in 1959

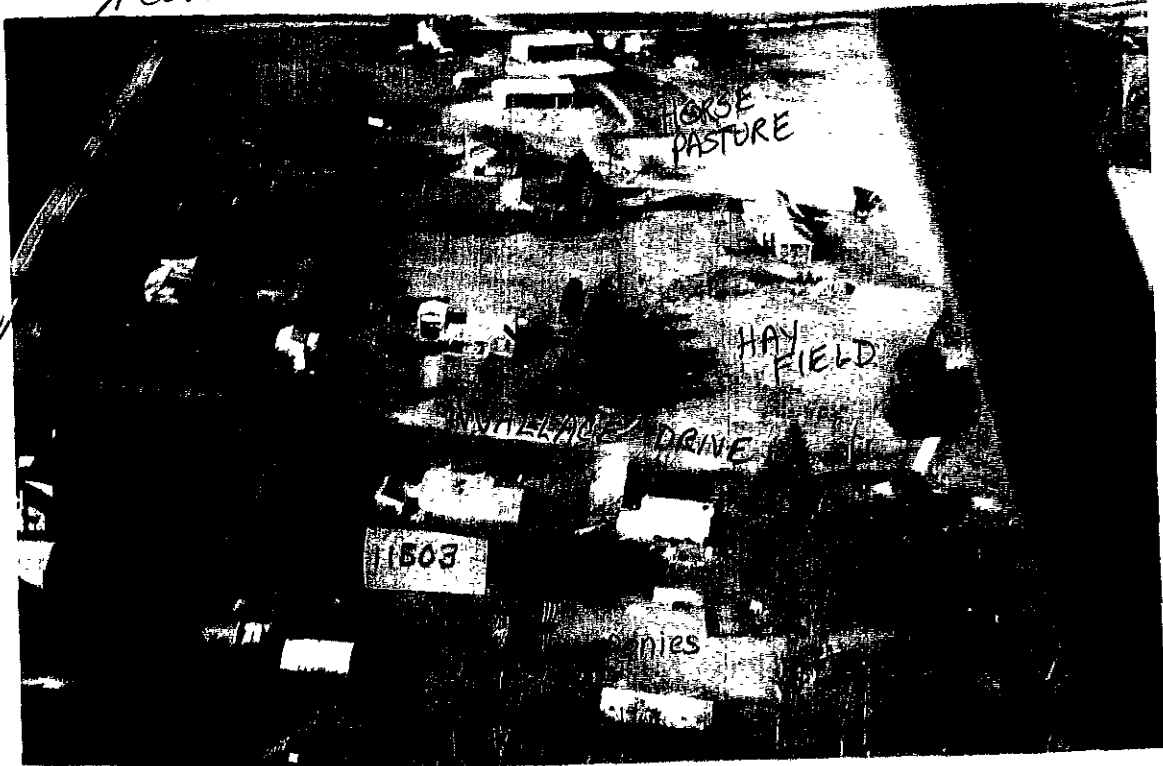
← grade
of neighbor
or Long Street
Pike

pygmy goats approximately 30lbs each

Wilbur, Charlotte & Showgirl - they often roam the
yard when I am outside with them. 01-C72-11

77 COW PASTURE

LONG GREEN PIKE



BARN ← ACCESS ALLEY →



01-072-A
Neighborhood
children often
visit and
feed the
goats

The goats are very friendly + like people.

01-072-A

2 pony
neighbors
→



View from
tree line
at rear of
neighbors
on Long Green
Pike

I always keep a close eye on my goats when they roam the yard - they
have never left my property - I lock their pen when I am away.



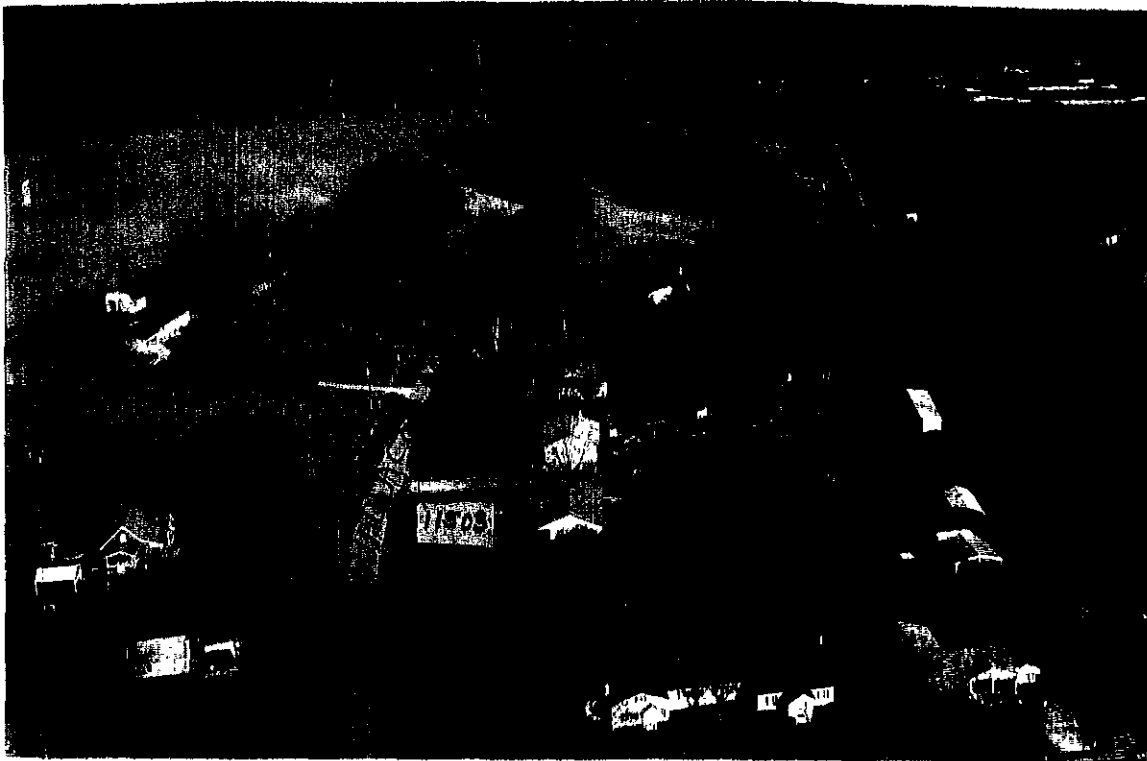
neighbor
on
Long Green
Pike's
2 garages

view from
access
alley in
rear of
property

tree line
bordering
property
on side

20' wide access alley at rear of property

01-072-2



hayfield

BARN

LONG GREEN PIKE
 ↓ cow pasture + farm fields ↓

access alley

View from
 access alley



rear of
 Barn

property line

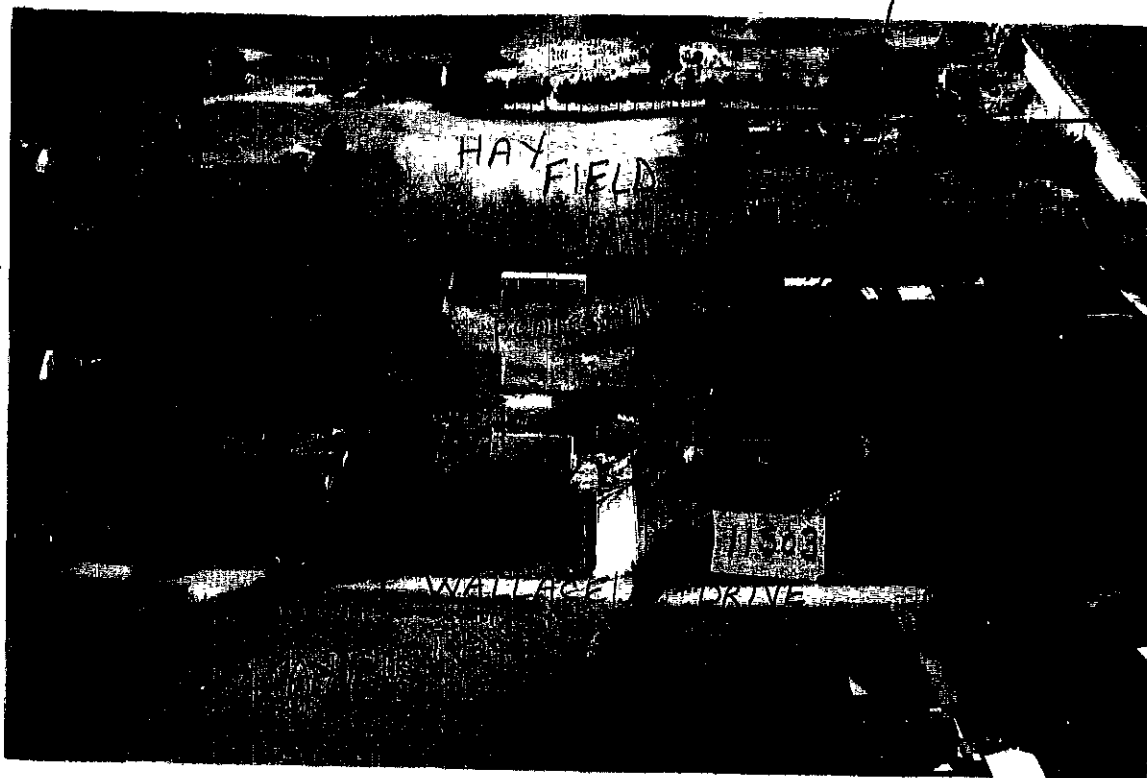
line of trees between properties

01-172-1

BARN

Hayfield + cow
pasture

HANNIBAL RD.



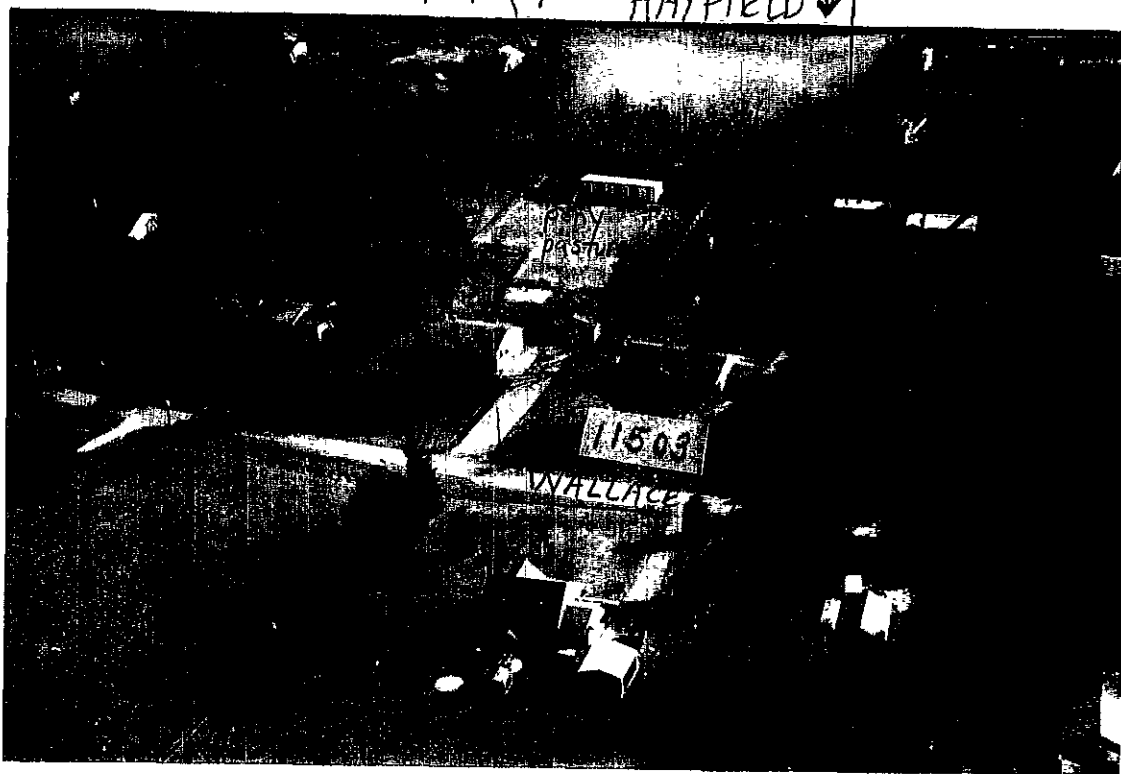
LONG GREEN PIKE

trees border
access alley at rear
of property

BARN

HAYFIELD

trees
border prop.
line



ALLEY

11523

11537

LONG GREEN PIKE

HAYFIELD

01-072-4

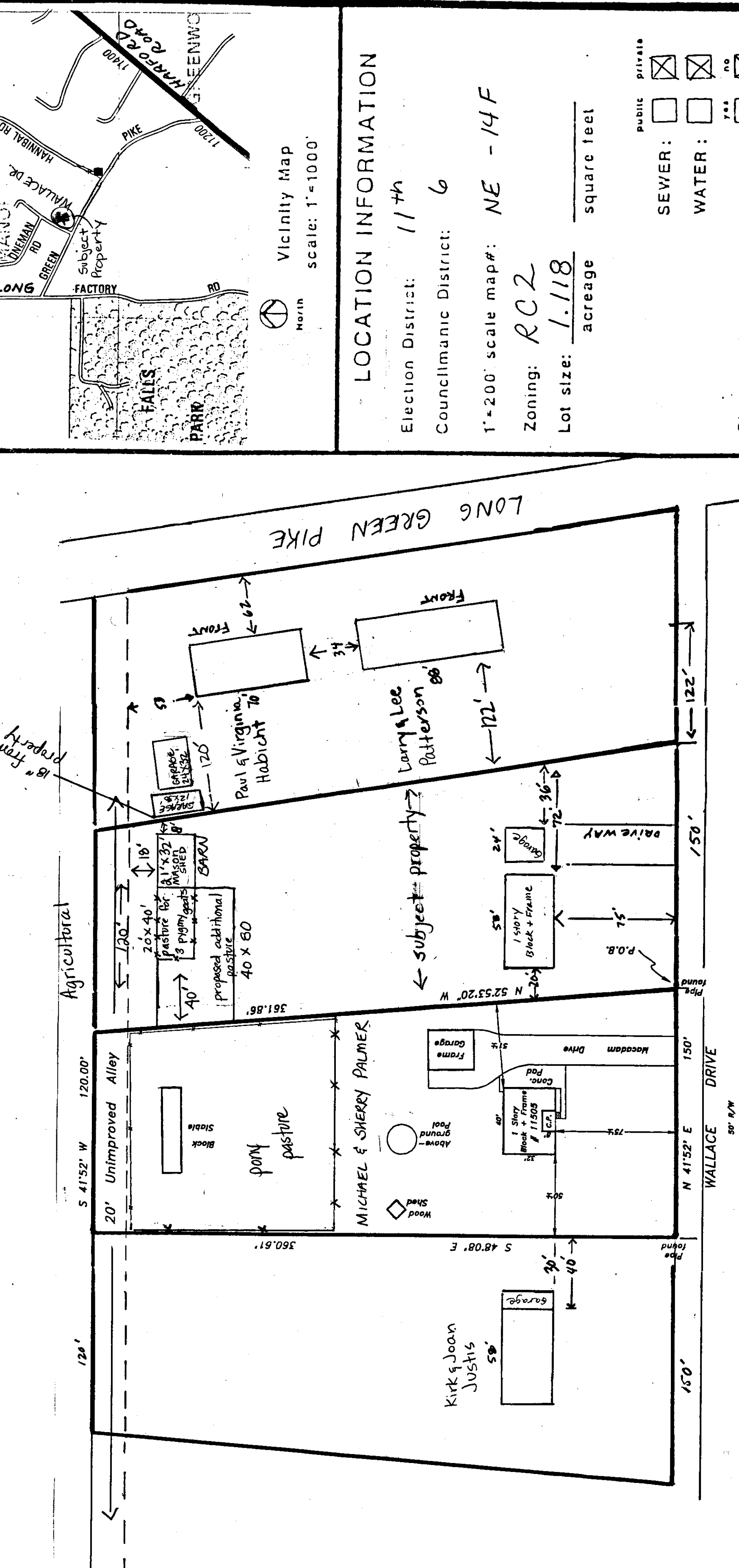
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11503 WALLACE DRIVE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GREENWOOD MANOR

plat book # 20 , folio # 20 , lot # — , section # —

OWNER: PETE & ROXANNE CONSTANTINO



LOCATION INFORMATION

Election District: 11th
Councilmanic District: 6
1"=200' scale map#: NE - 14 F
Zoning: RC2
Lot size: 1.118 acreage square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: none

Zoning Office USE ONLY!
reviewed by: [signature] ITEM #: 01-072-A CASE #:

North
date: 8/4/00
prepared by:

Scale of Drawing: 1"= 50'



Baltimore County
Zoning Commissioner

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

October 23, 2000

Stephen F. Marsalek, Esquire
28 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S Wallace Drive, 150' SE of the c/l Long Green Pike
(11503 Wallace Drive)
11th Election District – 6th Councilmanic District
Pete Constantino, et ux - Petitioners
Case No. 01-072-A

Dear Mr. Marsalek:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, 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. & Mrs. Pete Constantino, 11503 Wallace Drive, Glen Arm, Md. 21057
Mr. Kirk Justis, 11507 Wallace Drive, Glen Arm, Md. 21057
Code Enforcement Division, PDM; People's Counsel; Case File

