

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – SE/Corner
Brentwood and Fifth Avenues
(6701 Brentwood Avenue)
12th Election District
7th Council District

Robert Rosso, Legal Owner
(Allan G. Harris, former Owner)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-088-SPHA
*

* * * * *

ORDER OF DISMISSAL

This matter came before me at a public hearing held on October 10, 2000 to consider Petitions for Special Hearing and Variance filed by the then owner of the property, Allan G. Harris, through his attorney, C. William Clark, Esquire. The Petitioner sought special hearing relief for approval of a use permit for an existing parking lot on the subject property, zoned D.R.5.5, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R). In addition, the Petitioner requested variance relief from Sections 1B01.1.B.1(c)(2) and (e)(2) of the B.C.Z.R. to permit a tract boundary setback of 10 feet in lieu of the required 75 feet, and a Residential Transition Area (RTA) setback of 10 feet in lieu of the required 50 feet, for the existing parking lot. Apparently, the Petitions were filed as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (PDM) relative to the Petitioner's use of the subject property for parking facilities. The subject property and requested relief were more particularly described on the site plan submitted with the Petitions filed and accepted into evidence as Petitioner's Exhibit 1.

At the public hearing held in this case, Mr. Clarke appeared and advised that Mr. Harris had recently sold the property to Mr. Robert Rosso, and that he, Mr. Harris, and the engineer who prepared the site plan for this property, no longer had an interest in this case. Mr. Clarke then left. Mr. Rosso was not in attendance at the start of the hearing. Meanwhile, numerous individuals from the surrounding community appeared in opposition to the requests, and during the course of

ORDER RECEIVED FOR FILING

Date

By

this Zoning Commissioner answering their questions, Mr. Rosso arrived. Mr. Rosso indicated that he was not sure that he wanted to proceed with the matter, given the amount of neighborhood opposition. I gave Mr. Rosso 15 days from the date of the hearing to decide whether he wished to proceed and it was agreed that if no word was heard from him by October 25, 2000, the matter would be dismissed without prejudice. This agreement was confirmed in writing by my letter dated October 12, 2000 and the matter was continued, pending a decision by Mr. Rosso.

Inasmuch as the deadline for his response has passed and no word has been heard from Mr. Rosso, it is clear that he does not wish to proceed with this case.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of October, 2000 that the Petitions for Special Hearing and Variance filed in the above-captioned matter, be and the same are hereby DISMISSED without prejudice; and,

IT IS FURTHER ORDERED that the use of the subject property as a parking lot must cease immediately; it cannot be used to park or store vehicles or equipment and must be kept free of all trash and debris.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/3/00
By [Signature]



Baltimore County
Zoning Commissioner

October 31, 2000

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

Mr. Robert Rosso
3111 Newton Road
Baltimore, Maryland 21219

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SE/Corner Brentwood and Fifth Avenues
(6701 Brentwood Avenue)
12th Election District - 7th Council District
Allen G. Harris - Petitioner
Case No. 01-088-SPHA

Dear Mr. Rosso:

Enclosed please find a copy of the decision rendered in the above-captioned matter. As agreed at the hearing on October 10, 2000, you were given a period of 15 days to decide whether you wished to pursue the requested special hearing and variance relief, after which the case would either be dismissed without prejudice or rescheduled for further proceedings.

Inasmuch as no word has been heard from you, the matter has been dismissed without prejudice in accordance with the attached Order.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles H. Creamer, 6707 Brentwood Avenue, Baltimore, Md. 21222
Mr. & Mrs. Douglas Baker, 6703 Brentwood Avenue, Baltimore, Md. 21222
Mr. & Mrs. Marian Bednarek, 6725 Fifth Avenue, Baltimore, Md. 21222
Mr. Frank Guido, 6717 Brentwood Avenue, Baltimore, Md. 21222
Mr. Joe Guido, 6738 Brentwood Avenue, Baltimore, Md. 21222
Ms. Lila L. Pniewski, 6714 Brentwood Avenue, Baltimore, Md. 21222
Ms. Maryanne Kondratenko, 6709 Brentwood Avenue, Baltimore, Md. 21222
Ms. Terry L. Godwin, 6814 Brentwood Avenue, Baltimore, Md. 21222
Mr. Charles Sussan, 6729 Fifth Avenue, Baltimore, Md. 21222
People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
Election District 12, Councilmanic Dist. 7

for the property located at 6701 Brentwood 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A use permit pursuant to Section 409.8 B of the BCZR for the use of land in a residential zone for parking facilities (existing).

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

C. William Clark

Name - Type or Print

City

Signature

Nolan, Plumbhoff & Williams, Chartered
Company

502 Washington Ave. #700 (410) 823-7800
Address Telephone No.

Towson

MD

21204

State

Zip Code

Legal Owner(s):

Allan G. Harris

Name - Type or Print

Signature

Name - Type or Print

Signature

2612 Claret Drive W (410) 296-9744
Address Telephone No.

Fallston

MD

21047

State

Zip Code

Representative to be Contacted:

STV, Inc.

Name

21 Governor's Ct. (410) 944-9112
Address Telephone No.

Baltimore

MD

21244

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 8/23/00

ORDER RECEIVED FOR FILING
Date 8/23/00
By [Signature]

Case No. 01-088-SHA

REV 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6701 Brentwood Avenue

which is presently zoned DR 5.5

Election Dist. 12, Councilmanic Dist. 7

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) Section 1B01.1B.1(c) (2) of the BCZR to a distance of 10' from the required distance of 75' from the tract boundary for a parking lot (existing) (2) Section 1B01.1B.1(e) (2) of the BCZR to a distance of 10' from the required distance of 50' for a RTA buffer for a parking lot (existing).

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) existing parking lot, pre-dating enactment of RTA legislation; unique configuration of lot and size of lot in this location makes compliance with the RTA requirement a practical difficulty; for such other reasons as will be advanced at the Hearing on this Petition.

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:

C. William Clark

Name - Type or Print

Signature

Nolan, Plumhoff & Williams, Chartered

Company

502 Washington Avenue, #700 (410) 823-7800

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Allen G. Harris

Name - Type or Print

Signature

Name - Type or Print

Signature

(410) 527-3533 (H)

(410) 296-9744 (W)

2612 Clare Drive

Address

Telephone

Fallston

MD

21047

City

State

Zip Code

Representative to be Contacted:

STV, Inc.

Name

410-527-3533 (H)

21 Governor's Ct.

(410) 944-9112 (W)

Address

Telephone

Baltimore

MD

21244

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

BK

Date 8/23/00

ORDER RECEIVED FOR FILING

Date

By

Case No. 01-088-SHA

2001 9/15/98



STV Incorporated

21 Governor's Court
Baltimore Maryland 21244-2722
(410) 944-9112 fax (410) 298-2794

ZONING DESCRIPTION THE SOUTH SIDE OF FIFTH AVENUE BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the south side of Fifth Avenue, said point being due west 224.62 feet from the intersection formed by the south side of Fifth Avenue and the east side of a 10 foot alley; thence leaving the south side of Fifth Avenue and running due south 125 feet to the north side of a 10 foot alley; thence running and binding on the north side of the aforesaid 10 foot alley due west 100 feet; thence running and binding on the east side of said 10 foot alley northwesterly 176.72 feet to the south side of Fifth Avenue; thence running and binding on the south side of Fifth Avenue due east 224.62 feet to the Point of Beginning.

CONTAINING 20,250 square feet or 0.464 acres, more or less, in the 12th Election District.



STV INCORPORATED
Mark A. Riddle
MD Professional Land Surveyor No. 10899

April 24, 2000

MAR/AJC/jm



BALTIMORE COUNTY, MARYLAN
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 85285

DATE 8/23/2000 ACCOUNT 130016150

AMOUNT \$ 250.00

RECEIVED FROM: Nolan Plunkett & W. Williams

FOR: code 040 Special Hearing

PAID RECEIPT

DATE 8/23/2000 11:55:29

REC NO: 1 CASHIER DRL DMD DRAMAT 2

DATE 5-528 ZINING VERIFICATION

Receipt #: 150261

CR NO. 005285

Receipt Tot 250.00

250.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAN
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 85284

DATE 8/23/00 ACCOUNT 130016150

AMOUNT \$ 250.00

RECEIVED FROM: Allen Harris

FOR: code 030 County Garage

PAID RECEIPT

DATE 8/23/2000 11:56:02

REC NO: 1 CASHIER DRL DMD DRAMAT 2

DATE 5-528 ZINING VERIFICATION

Receipt #: 150262

CR NO. 005284

Receipt Tot 250.00

250.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

11/08/00

CERTIFICATE OF POSTING

RE Case No 01-088-SPHA

Petitioner/Developer: BRENTWOOD, ETAL
% BUD CLARK, ESQ

Date of Hearing/Closing 10/10/00

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 # 6701 BRENTWOOD
AVENUE

The sign(s) were posted on 9/25/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/2/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

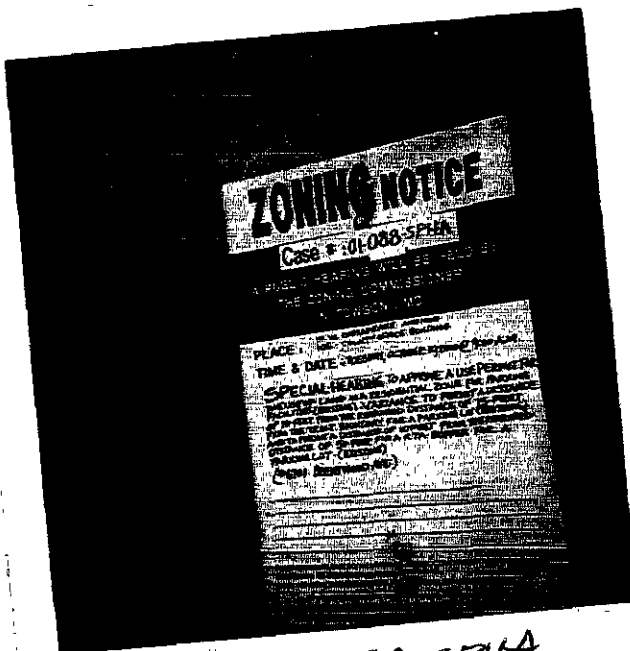
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-088 SPHA

NOTICE OF ZONING HEARING

The Zoning Commission 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: #01-088-SPH

8701 Brentwood Avenue

SEC Brentwood Avenue and Fifth Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Allan G. Harris

Special Hearing: to approve a use permit for the use of land in a residential zone for parking facilities, (existing). Vardine, to permit a distance of 10 feet from the required distance of 75 feet from the tract boundary for a parking lot (existing) and to permit a distance of 10 feet from the required distance of 50 feet for a RTA buffer for a parking lot (existing).

Hearing: Tuesday, October 10, 2000 at 9:00 a.m. in Room 105, Baltimore County Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Officer at (410) 887-4389. C422322-17/8/98 Sect. 26

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/28, 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 9/26, 2000.

S. William Sr.
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

LS

RE: Case No. 01-088-SPHAPetitioner/Developer: BRENTWOOD, ETAL% B. CLARK, ESQ.Date of Hearing/Closing: 10/10/00

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: # 6701 BRENTWOOD AVE

The sign(s) were posted on

9/25/00

(Month, Day, Year)

FIXED 9/30/00

Sincerely,

Patrick M. O'Keefe 10/2/00
(Signature of Sign Poster and Date)PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

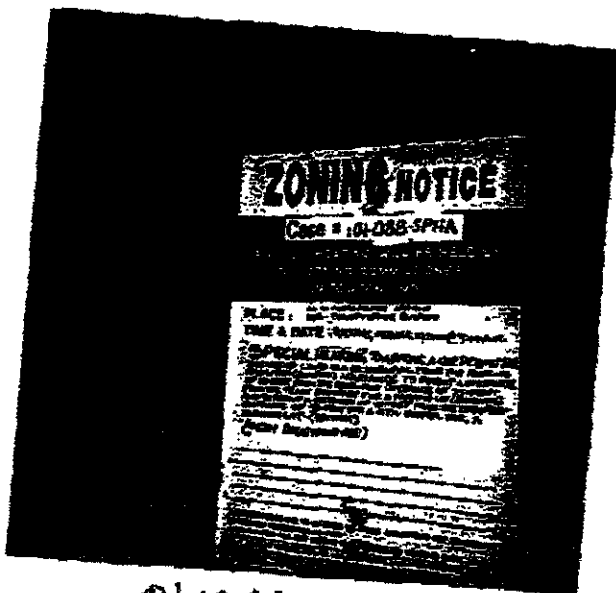
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-088-SPHA

#6701 BRENTWOOD AVE.

B. CLARK

10/10/00

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
6701 Brentwood Avenue, SEC Brentwood Ave
and Fifth Ave
12th Election District, 7th Councilmanic

Legal Owner: Allan G. Harris
Petitioner(s)

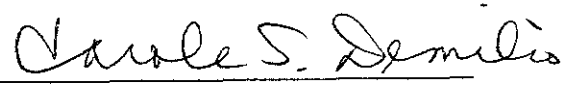
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-88-SPHA

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plunhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 26, 2000 Issue – Jeffersonian

Please forward billing to:

C. William Clark, Esquire
Nolan, Plumhoff & Williams, Chartered
502 Washington Avenue, Suite 700
Towson, MD 21204

410 823-7800

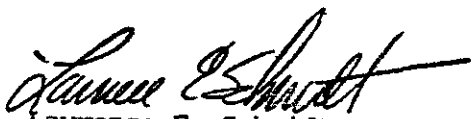
NOTICE OF ZONING HEARING

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: 01-088-SPHA
6701 Brentwood Avenue
SEC Brentwood Avenue and Fifth Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Allan G. Harris

Special Hearing to approve a use permit for the use of land in a residential zone for parking facilities (existing). Variance to permit a distance of 10 feet from the required distance of 75 feet from the tract boundary for a parking lot (existing) and to permit a distance of 10 feet from the required distance of 50 feet for a RTA buffer for a parking lot (existing).

HEARING: Tuesday, October 12, 2000, at 9:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.


Lawrence E. Schmidt

G.D.Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

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: 01-088-SPHA

6701 Brentwood Avenue

SEC Brentwood Avenue and Fifth Avenue

12th Election District – 7th Councilmanic District

Legal Owner: Allan G. Harris

Special Hearing to approve a use permit for the use of land in a residential zone for parking facilities (existing). Variance to permit a distance of 10 feet from the required distance of 75 feet from the tract boundary for a parking lot (existing) and to permit a distance of 10 feet from the required distance of 50 feet for a RTA buffer for a parking lot (existing).

HEARING: Tuesday, October 12, 2000, at 9:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.

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

Arnold Jablon
Director

C: Allen G. Harris, 2612 Claret Drive, Fallston 21047

C. William Clark, Nolan, Plumhoff & Williams, Chartered, 502 Washington Ave.,
700, Towson 21204

STV, Inc., 21 Governor's Court, Baltimore, MD 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 25, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





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 29, 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: 01-088-SPHA
6701 Brentwood Avenue
SEC Brentwood Avenue and Fifth Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Allan G. Harris

Special Hearing to approve a use permit for the use of land in a residential zone for parking facilities (existing). Variance to permit a distance of 10 feet from the required distance of 75 feet from the tract boundary for a parking lot (existing) and to permit a distance of 10 feet from the required distance of 50 feet for a RTA buffer for a parking lot (existing).

HEARING: Tuesday, October 10, 2000, at 9:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.

6DZ

Arnold Jablon
Director

C: Allen G. Harris, 2612 Claret Drive, Fallston 21047
C. William Clark, Nolan, Plumhoff & Williams, Chartered, 502 Washington Ave.,
700, Towson 21204
STV, Inc., 21 Governor's Court, Baltimore, MD 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 25, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 01-088-SPHA

Petitioner: Allen G. Harris

Address or Location: 6701 Brentwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chartered

Address: 502 Washington Avenue, Suite 700

Towson, MD 21204

Telephone Number: (410) 823-7800

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

October 6, 2000

C. William Clark
Nolan, Plumhoff & Williams, Chartered
502 Washington Avenue, # 700
Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 01-088-SPHA, 6701 Brentwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 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. Gdz
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Allan G. Harris, 2612 Claret Drive, Fallston 21047
STV, Inc., 21 Governor's Court, Baltimore, MD 21244
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

for
10/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 20, 2000

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

SEP 21

SUBJECT: 6701 Brentwood Avenue

INFORMATION:

Item Number: 01-088

Petitioner: Allan G. Harris

Zoning: DR 5.5

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

Regarding the Special Hearing for the use permit, it is incumbent upon the petitioner to prove that the requirements of Section 409.8.B.2 of the BCZR are met. In addition, the applicant should submit a landscape plan for review and approval to the Baltimore County Landscape Planner, Avery Harden.

The Office of Planning has no comment to offer concerning the variance request.

Prepared by:



Section Chief:



AFK:MAC:



Maryland Department of Transportation
State Highway Administration

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

Date: 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. 088 BR

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
CHARLES H CREAMER	6707 BRENTWOOD AVE	BALTIMORE MD	21222
Mr + Mrs DOUGLAS BAKER	6703 Brentwood Ave	BALTIMORE MD	21222
Mr + Mrs MARIAN Bednarek	6725 Fifth Ave	BALTO. MD.	21222
Frank Guido	6717 BRENTWOOD AVE	BALTO MD	21222
Joe Guido	6738 BRENTWOOD AVE	BALTO. MD.	21222
Lila Lyn Pniewski	6714 Brentwood Ave.	Balto Md.	21222
Maryanne Kordatke	6709 Brentwood Ave	Balto MD	21222
TERRY L GODWIN	6814 BRENTWOOD AVE	BALTO MD	21222
CHARLES SUSSAN	6729 FIFTH AVE	BALTO. MD.	21222
Robert Rosso	3111 NEWTON RD.	BALTO.	21219
15 days to decide - deal + to keep prop of debus + no parking.			

WE, THE RESIDENTS OF THE AREA KNOWN AS BRENTWOOD AVENUE, FIFTH AVENUE, LONG PLACE AND MONUMENTAL ROAD AND ACTIVE MEMBERS OF THE COMMUNITY ASSOCIATION KNOWN AS NORWOOD/HOLABIRD COMMUNITY ASSOCIATION, DO HEREBY ACKNOWLEDGE THE NOTICE OF ZONING PROPOSED FOR: 6701 BRENTWOOD AVENUE, OWNED BY MR. ALLAN G. HARRIS, who currently resides in Fallston, Maryland.

WE WANT THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT TO HAVE IT KNOWN BY THE COMMUNITY RESIDENTS THAT WE "DO NOT" IN ANY WAY SUPPORT THIS ZONING ACTION AND ARE THEREBY PETITIONING THEIR SUPPORT IN THE DENIAL OF ZONING AT THIS HEARING FOR THE FOLLOWING REASONS:

The owner, Allan G. Harris, currently allows the use of this property in question to Mr. Russo. Mr. Russo continuously evades the guidelines set forth by the Baltimore County Inspection codes, receiving numerous citations over the past year from Mr. Creed, who represents the code enforcement division for the following reasons:

1. Improper licensing of commercial vehicles parked on and around the premises of 6701 Brentwood Avenue. (Residents took pictures of the vehicles in question, dated early September 2000).
- Illegal dumping of trash and debris from other sites Mr. Russo has worked on and junked vehicles.
2. Improper removal of exterior paint which infiltrated our sewage/drainage system. Also, at the time of this removal, Mr. Russo did not test the paint for "lead", which could threaten the lives of the children living in the area. He did not put up proper protection/shielding to catch the paint chips, which left paint chips all over Brentwood Avenue and Long Place.
3. Improper storage of TEN 55 gallon drums of diesel fuel" on the property. Lids were not sealed and the warm weather caused the drums to swell which resulted in leakage of these drums. This is documented by Baltimore County Fire Department and Baltimore County Police Department (officer Scott Caprassi, #4249) which had to respond to this infraction on October 2, 2000. Mr. Creed, who is the inspector of code enforcement was also present. A copy of this report is due in ten days from the Police, documenting this occurrence.
4. The zoning notice was not properly presented to the

residents of this area. Posting was only done on October 2, 2000, when the Department of Permits requested this posting to be done by September 25, 2000. (See attached zoning hearing notice).

5. Mr. Russo lied to residents of the area saying there would be an insurance agency in the building and he was building office space. As well as, at times, saying this would be office space for a construction company.
6. Mr. Russo hires employees from a half-way house located on another street (Synder Avenue) in the neighborhood which also causes problems. Crude language can be heard from 5:30-6:00 a.m. of every morning, as the line of potential employees line up for work. They look like they are in a soup kitchen line. This is alarming to those of us with children. Very loud noise early in the morning, waking up residents who need proper rest.

These are just a few of the documented infractions, Mr. Russo has promoted in our neighborhood. We sincerely hope that this information has enlightened the hearing board and conclude with; we would like your support in keeping our neighborhood free from those businesses that would bring our neighborhood down and Mr. Russo's business certainly fits this description. He has promoted dishonesty, abuse and hardship on those in the community even prior to receiving "zoning". We can only imagine the pain of uncertainty he will cause this community should he receive the "zoning".

The neighbors of these surrounding and affected streets (Brentwood Ave., Monumental Rd., Fifth Ave., and Long Place), approximately forty homes, are hereby petitioning the issuance of this zoning by signing the attached petition.

Sincerely,

Mrs. Lila L. Pniewski
6714 Brentwood Avenue

cc: C. Persianni, asst. to councilman, J. Olsewski, 7th
District

Petitioning the approval of zoning for

6701 Brentwood Avenue. "We do not

want this zoning to be approved"

(See attached letters).

note: (These are single family homes)

resident name

resident address

① Zila Lisa Pniewski

6701 BRENTWOOD AVE.

② Michael Bodehew

6738 BRENTWOOD AVE.

③ Mrs. Stephanie Robinson

6740 Brentwood Ave.

④ Mrs. Camal Singh

6720 Brentwood Ave.

⑤ Bernard G. Kuhn

6728 BRENTWOOD AVE

⑥ Anna S. Kuhn

6728 Brentwood Ave

⑦ Rosmary Stetson

6726 Brentwood Ave

⑧ Linda P. Hill

6730 Brentwood Ave

⑨ Howard & Frieda Hammond

6716 Brentwood Ave.

⑩ Rajinder Singh

6718 Brentwood AVE

⑪ Denny & Maryna Sergio

6721 Brentwood Ave

⑫ George Hornum

6719 Brentwood Ave

⑬ Robert Gary Jones

6723 BRENTWOOD AVE

⑭ Mrs. O. Miller

1900 Monumental

⑮ Nancy Gray

6736 5th Ave

⑯ Bernadette Lipson

6733 5TH AVE

⑰ Michael P. Bradshaw

Stewart Manor Imp. Assoc. 410-633-71

⑱ Mrs. Nancy Crawford

Southwest Imp. Assoc. 410-633-195

Petitioning the approval of zoning for
 6701 Brentwood Avenue. "We do not
 want this zoning to be approved"
 (See attached letters).

<u>resident name</u>	<u>resident address</u>
13 Tony Kondratenko	6709 Brentwood Ave
14 Charles Deussan 410-288-4144	6729 F.FTH AVE
15. Esther Tadolini	7003 Brentwood Ave
16. Richard Tadolini	6705 Brentwood Ave.
17 Charles H Creamer	6707 Brentwood Ave.
18 Maryanne Kondratenko	6709 Brentwood Ave
19. Solya Kondratenko	6709 Brentwood Ave
20. Nick Kondratenko	6709 Brentwood Ave
21. Jostie Joan Amaglio	6802 Long Place
22. Bernollette Gatta	6803 Long Place, 21224
23. Douglas A. Baker	6703 Brentwood Ave, 21224
24. Robert McJilton, Jr.	6727 Fifth Ave, 21222
25. Marian Bednarek	6725 Fifth Ave 21222
26. Janina Bednarek	6725 Fifth Ave 21222
27. Piotr Bednarek	6725 Fifth Ave, 21222
28 Bertha Creamer	6707 Brentwood Ave.

Petitioning the approval of zoning for
6701 Brentwood Avenue. "We do not
want this zoning to be approved"
(See attached letters).

resident name

(29) Brian Tynd
(30) Allen Harrison

(31) Bernie & Minnie Di Achello

resident address

6726 Fifth Ave
6716 Brentwood Ave

6808 Monumental

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: September 20, 2000

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

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

SUBJECT: Item No.: 088
Legal Owner/Petitioner: Mary E. & Allen G. Harris
Contract Purchaser: n/a
Property Address: 6701 Brentwood Ave.
Location Description: SEC Brentwood Ave. and Fifth Ave.

MAILED

COPY

9-20-00

GJZ

VIOLATION INFORMATION: Case No. 00-6714
Defendants: Mary E. & Allen G. Harris

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
Don Hill via Councilman John Olszewski Sr. Office	7701 Wise Ave. North Point Government Center Dundalk, Md. 21222 410-887-7174

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:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- 4. State Tax Parcel Map (if applicable)
- 5. MVA Registration printout (if applicable)
- 6. Deed (if applicable)
- 7. Lease-Residential or Commercial (if applicable)
- 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- 10. Citation and Proof of Service (if applicable)
- 11. Certified Mail Receipt (if applicable)
- 12. Final Order of the Code Official/Hearing Officer (if applicable)
- 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- X 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

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/gb
C: Code Enforcement Officer



Baltimore County
Department of Permits
Development Management

Code Inspections and Enforcement
County Office Building
111 West Calver 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, 13, 24 OR 28 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW

Violation Notice No

118645

Case No 6714
CO- 6749

Election District 12 Permit No -

Name(s) MARY E. & ALBERT G. HARRIS

Address 2612 CLARET DR. FOSTON - 21047

Location of Violation (if different than address) 6701 BRENTWOOD AVE.

Vehicle License No _____ Vehicle ID _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code: FINES FOR
§§ 7-36 - CONST. VIOL PER.
§§ _____

Zoning Regulations:

§§ _____
§§ _____

Building Code (BOCA)
§§ BOCA 107.1
§§ ALT VIOL PER.

Livability Code (18-66)

§§ _____
§§ _____

Investment Property Act (7-66):
§§ _____

Electrical Code (NEC)

§§ _____

Plumbing Code (NSPC):
§§ _____

Dwelling (CABO)

§§ _____

Other §§ _____

COMMENTS OR OTHER VIOLATIONS

INT. ALTERATIONS WITH OUT
PERMITS
OBTAIN BUILDING, ELECTRICAL,
& PLUMBING PERMITS.
1,000.00
- INVEST FEE.

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

DATE ISSUED: _____ INSPECTOR: _____

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: 9-8-00
DATE ISSUED: 9-1-00 INSPECTOR: Alvin Berry

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

AGENCY

44 E-3 DE ENFORCEMENT REPO

NIF

DATE: 8/31/00 INTAKE BY: CASE #: 00-6740 INSPEC: 15

COMPLAINT LOCATION: Brentwood inn fifth st. + Brentwood

ZIP CODE: 21222 DIST:

COMPLAINANT NAME: Don - Johnny O's office PHONE #: (H) (W) 7174

ADDRESS: ZIP CODE:

PROBLEM: no permit.

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 16 Tax Fund ZONING:

ALSO SEE 00-67-14

INSPECTION: 9-1-00 NO ONE AT SITE - OBSERVED
INT. ALTERATIONS THROUGH WINDOWS. LEFT
VIOLATION NOTICE - 118645 AT SITE TO OBTAIN
BUILD., ELEC. & PLUMB. PERMITS - \$1000.00 INVEST FEE
BY 9-8-00 C. BERRY

REINSPECTION: CALLED + INFORM. S.O.'S OFFICE OF FINED.

REINSPECTION:

REINSPECTION:

DATE 08 07 1972

FILE NO. 44-38861-100

PAGE 1

100-100

TO: SAC, NEW YORK

FROM: SAC, NEW YORK

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

0807-1

100-100-100

100-100-100

100-100-100

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 08 07 1972

TIME: 10:00 AM

BY: [REDACTED]

TO: SAC, NEW YORK (100-100-100) (P)

FROM: SAC, NEW YORK (100-100-100) (P)

SUBJECT: [REDACTED]

RE: [REDACTED]

Inspector - GLENN BERRY

Area Case # Location Apt Zip Date Rec Reinsp Dt
 015 00-6749 6701 BRENTWOOD AVE 21222 8/31/2000 9/08/2000
 Fax Acct #: 1203098092

Complainant Name: (Last) COUNCILMAN (First) OLSZEWSKI
 Addr: Str # Dir Street Name Type Apt
 City ST Zip
 Phone: (Home) (Work) 410/887-7174

Problem: NO PERMITS?????

BRENTWOOD INN

Notes: 00-6749 6701 BRENTWOOD AVE
 9/1 NO ONE AT SITE. LEFT VIOLATION NOTICE 11 8645 AT SITE .
 TO OBTAIN PERMIT FOR BUILD, ELEC, PLUMB. (COULD OBSERVE WORK
 THROUGH WINDOW) BY 9/8 OR \$1000.00 FINE REINSPECTION FEE (G.B
)

9-11-00

called MR HARRIS. BUILDING IS BEING
 SOLD (SETTLES END OF SEPT.). PERSPECTIVE
 OWNER IN CLEANING UP AND REMOVING
 DEBRIS FROM PROP. NO. WORK IS IN PROGRESS.
 PER OWNER HAS ~~BEEN~~ BEEN TO COUNTY AND
 DISCUSSED CASE, WITH MR HARRIS SAID HE
 RECEIVED VIOLATION BY MAIL. ~~AT~~ 9-19-00 HARRY

9-19-00 - HAVE NOT BEEN ABLE TO GAIN ENTRANCE
 LEFT MESSAGE BY 9-2900 OR WILL SET
 FOR HEARING. LEFT INFO WITH COMPLAINT.
 G Berry

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.: 088 (01-088-SPHA)
Legal Owner/Petitioner: Allan G. Harris
Contract Purchaser: N/A
Property Address: 6701 Brentwood Avenue
Location Description: SEC Brentwood Avenue and Fifth Avenue

VIOLATION INFORMATION: Case No.: 00-6809
Defendants: Allen G. & Mary E. Harris

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
Charles Creamer	6707 Brentwood Avenue, Baltimore, MD 21222

MAILED 9-11-00

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 Intake Form/Code Enforcement Officer's report and notes
2. State Tax Assessment printout
3. Correction 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 Creed

DE ENFORCEMENT REPORT

DATE: 9-15-00 INTAKE BY: DJT CASE #: 00-6809 INSPEC: 1 Ed C.

COMPLAINT

LOCATION: 6701 BRENTWOOD AVE

(BRENTWOOD INN)

ZIP CODE: 21222 DIST: _____

COMPLAINANT

NAME: CHARLES CREAMER

PHONE #: (H) 284-3829 (W) _____

ADDRESS: 6707 BRENTWOOD AVE

ZIP CODE: 21222

PROBLEM: PARKING LOT - UV'S - FVS, TRASH + DEBRIS,

CONTRACTOR STORAGE (PARKING LOT IS ACROSS STREET
FROM TREE INN) (ON 5TH AVE)

IS THIS A RENTAL UNIT?

YES ☐

NO ☐

IF YES, IS THIS SECTION 8?

YES ☐

NO ☐

OWNER/TENANT

INFORMATION: RECENTLY SOLD - TO RUSSO

TAX ACCOUNT #: 1203098092

ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 09/05/2000

STANDARD ASSESSMENT INQUIRY (1)

TIME: 12:28:42

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 03 098092	12	1-3	23-00	N	NO		04/25/00

HARRIS ALLAN G

DESC-1.. IMPSPT LT 17,18

HARRIS MARY E

DESC-2.. FAIRLAWN

2612 CLARET DR

PREMISE. 06701 BRENTWOOD

AVE

00000-0000

FALLSTON

MD 21047-0000

FORMER OWNER: OLD COURT INVEST MENT CORP

----- FCV -----		----- PHASED IN -----			
	PRIOR	PROPOSED	CURR	CURR	PRIOR
LAND:	57,100	57,100	FCV	ASSESS	ASSESS
IMPV:	46,350	46,350	TOTAL.. 103,450	41,380	41,380
TOTL:	103,450	103,450	PREF...	0	0
PREF:	0	0	CURT...	0	0
CURT:	0	0	EXEMPT.	0	0
DATE:	06/96	09/97			

----- TAXABLE BASIS -----		FM DATE
00/01 ASSESS:	41,380	08/20/98
99/00 ASSESS:	41,380	06/04/99
98/99 ASSESS:	41,380	06/05/98

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 00-6809	Property No. 1R-03-098092	Zoning:
-------------------------------------	-------------------------------------	---------

Name(s): **ALLEN G. HARRIS**
MARY E. HARRIS

Address: **2612 CHARLES DR. FALHSTON MD 21042**

Violation Location: **6701 BRIGHTWOOD AVE BALTO MD 21222**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**40B.2/NO VEHICLE NOT IN RUNNING CONDITION
OR JUNK OR SCRAP SHALL BE LOCATED EITHER
FOR STORAGE OR DISMANTLING, WITHIN 300F.
OF ANY ATHLETIC ZONE, OR WITHIN 50FT. OF THE
FRONT SETBACK NOR WITHIN 30FT. OF ANY OTHER
ADJOINING PROPERTY.**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 9/30/00	Date Issued: 9/7/00
---------------------------------	-------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name **ED CRANDALL**

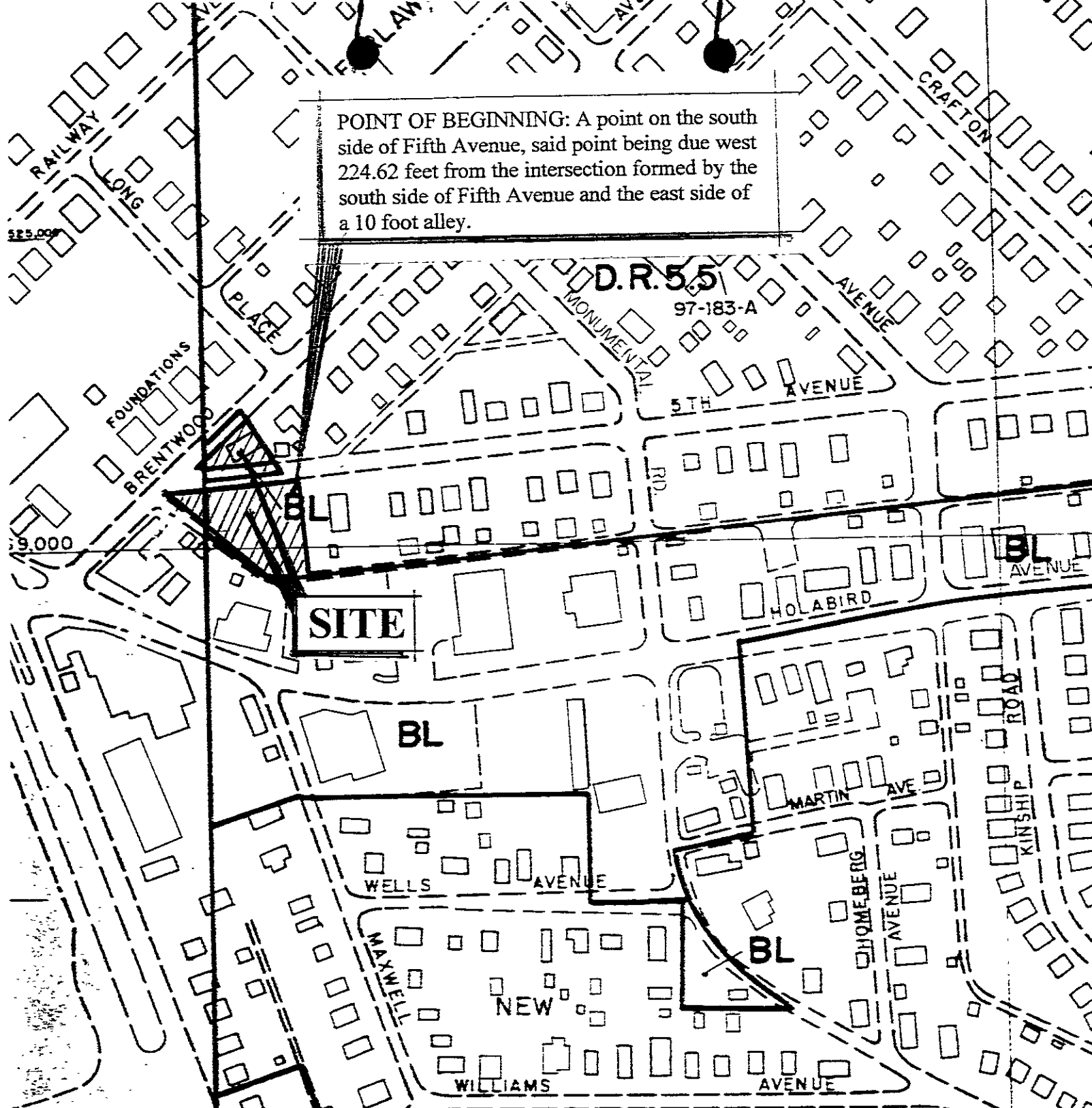
INSPECTOR: **[Signature]**

STOP WORK NOTICE

PURSUANT TO INSPECTION 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:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____ AGENCY



**ZONING
MAP**

SCALE

1" = 200' ±

**DATE
OF
PHOTOGRAPHY
JANUARY
1986**

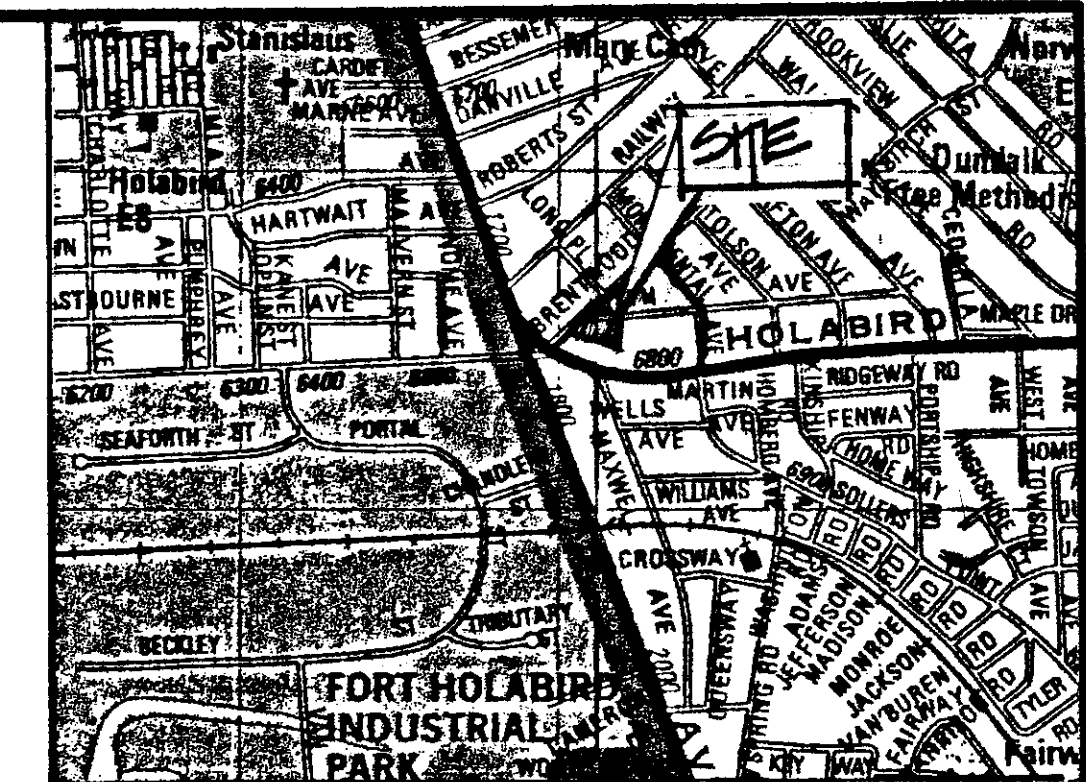
LOCATION

DUNDALK

SHEET

**S E
3-E**

#088



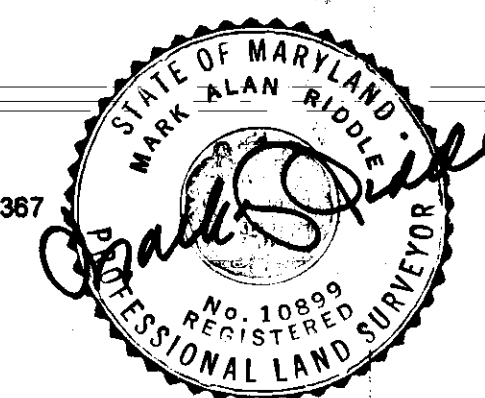
VICINITY MAP
Scale: 1" = 1000'

8. THERE ARE NO FLOODPLAINS ON THE PROPERTY PER THE BALTIMORE COUNTY METROPOLITAN DISTRICT STORM DRAIN MAP KEY SHEET "F". THERE ARE NO KNOWN STREAMS, WETLANDS OR STORM WATER MANAGEMENT FACILITIES ON THE SITE.
9. PARKING CALCULATIONS:
REQ'D.: 20 SPCS (1 SPC/1000 SF BEAUTY SHOP = 4000 SF x .005 = 20)
PROVD.: 30 SPCS (INCL. 2 HANDICAPPED)
- NOTE: PARKING PAVING AND STRIPING TO BE DURABLE AND DUSTLESS SURFACES PURSUANT TO 409.88.
10. THE FOLLOWING IS THE ZONING HISTORY FOR THE SITE:
- CASE NO. 205 (1941) - PETITION FOR ZONING RECLASSIFICATION 11/1/1941 GRANTED FOR A 4-FAMILY APARTMENT DWELLING TO BE CONSTRUCTED. BUILDING PERMIT ISSUED.
- CASE NO. 355 (1944) - ZONING RECLASSIFICATION GRANTED MARCH 4, 1944. NEED FOR NEIGHBORHOOD GENERAL STORE. CHANGED USE FROM "RESIDENTIAL USE" TO "COMMERCIAL USE".
- CASE NO. 3400 (1955) - ZONING FOR RECLASSIFICATION GRANTED 1955 FROM "A" RESIDENCE TO "B" RESIDENCE.
- CASE NO. 4465-RX (1959) - ZONING RECLASSIFICATION FROM B-6 TO BL. ALSO VARIANCE TO PERMIT 0' REAR YARD INSTEAD OF 20-FOOT SETBACK AND SIDE YARD OF 2 FEET INSTEAD OF 20 FEET. GRANTED AUGUST 8, 1959 FROM B-6 TO BL.

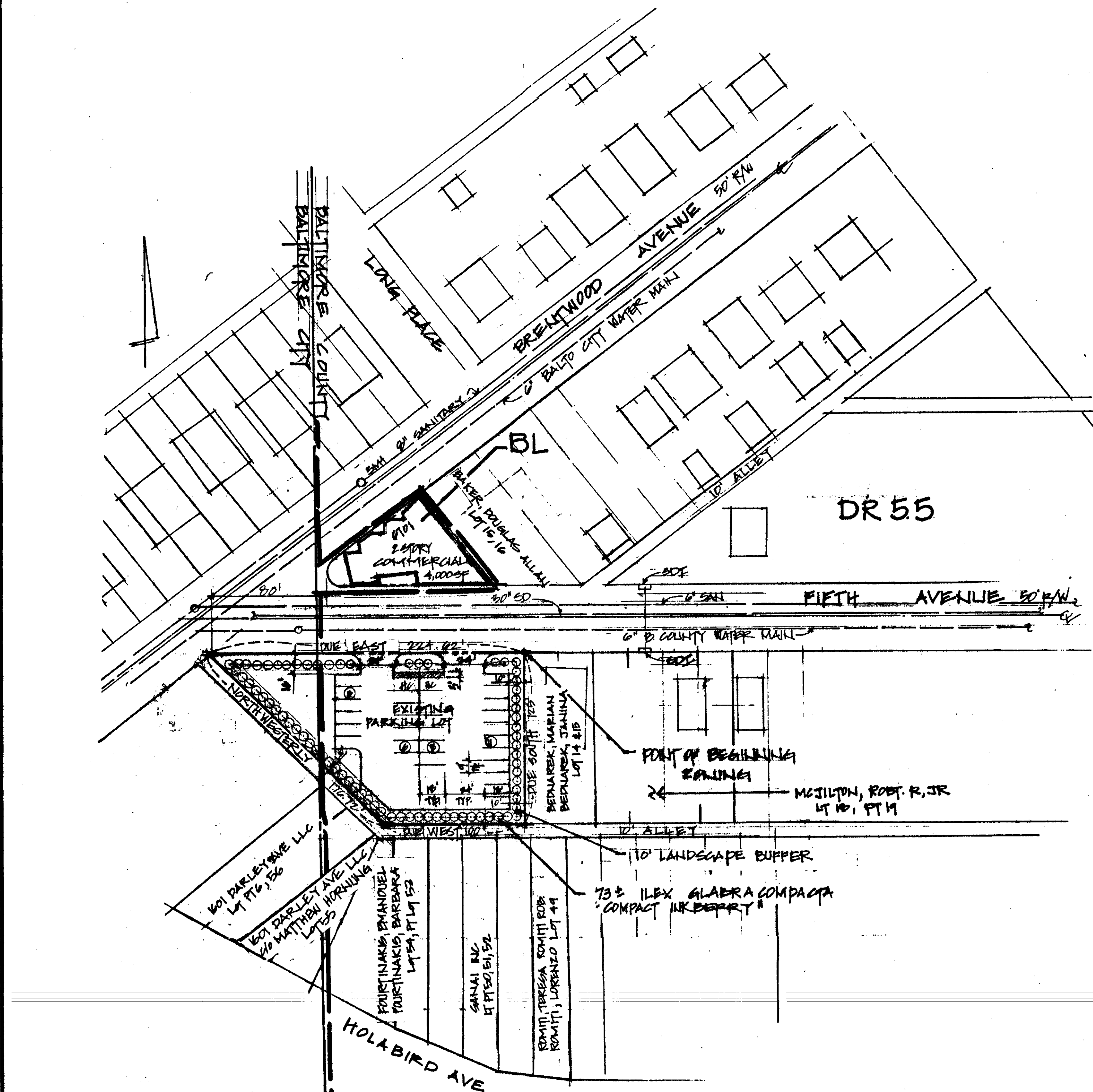
PLAT REF.	PROPERTY ADDRESS	OWNER ADDRESS (IF NOT PROPERTY) TAX ACCOUNT NO.	LOT/SUB DIV DEED REF.
6/100	6703 BRENTWOOD AVENUE BALTIMORE, MD 21222	BAKER, DOUGLAS ALLAN Tax Acct. # 1202072910	159/(N/A) / 1788/ 232
6/100	6725 FIFTH AVENUE BALTIMORE, MD 21222	BEDNAREK, MARIAN BEDNAREK, JANINA Tax Acct. #1221055070	14/(N/A) / 11328/ 108
6/100	6727 FIFTH AVENUE BALTIMORE, MD 21222	MCJILTON, ROBERT R. JR 6727 FIFTH AVENUE Tax Acct. # 1221055071	LT 18, PT 19 / 11863/ 83
6/100	6718 HOLABIRD AVENUE BALTIMORE, MD 21222	1601 DARLEY AVENUE LLC C/O MATTHEW HORNUNG Tax Acct. # 1201002140	55/(N/A) / 12764/ 466
6/100	6722 HOLABIRD AVENUE BALTIMORE, MD 21218	FOURTNIAKIS, EMANUEL FOURTNIAKIS, BARBARA Tax Acct. # 1221055080	54/(N/A) / 9443/ 4
6/100	6722 HOLABIRD AVENUE BALTIMORE, MD 21218	FOURTNIAKIS, EMANUEL FOURTNIAKIS, BARBARA Tax Acct. # 1221055072	PT 53/(N/A) / 9443/ 4
6/100	6730 HOLABIRD AVENUE BALTIMORE, MD 21218	SANAI INC 10310 THORNBUSH LANE BETHESDA, MD 20814 Tax Acct. # 1216002831	51, PT 50/(N/A) / 12680/ 319
6/100	6730 HOLABIRD AVENUE BALTIMORE, MD 21218	SANAI INC 10310 THORNBUSH LANE BETHESDA, MD 20814 Tax Acct. # 1216002832	52/(N/A) / 12680/ 319
6/100	6732 HOLABIRD AVENUE	ROMITI, TERESA ROMITI, ROBERT ROMITI, LORENZO 6723 HOLABIRD AVE Tax Acct. #1223054060	49/(N/A) / 6781/ 116
6/100	6732 HOLABIRD AVENUE	ROMITI, TERESA ROMITI, ROBERT ROMITI, LORENZO 6723 HOLABIRD AVE Tax Acct. #1223054061	50/(N/A) / 5761/ 116
6/100	6734 HOLABIRD AVENUE	ROMITI, TERESA ROMITI, LORENZO, ET AL 6723 HOLABIRD AVE Tax Acct. # 1201002180	PT 47, 48 / 5888/ 598

GENERAL NOTES

1. APPLICANT/DEVELOPER/OWNER: ALLEN G. HARRIS
2812 CLARET DRIVE
FALLSTON, MARYLAND 21047
2. ELECTION DISTRICT: 12
COUNCILMANIC DISTRICT: 7
3. SITE DATA
A. EXISTING USE: COMMERCIAL
B. CURRENT ZONING AND ACREAGE
BL: NET ACREAGE = 0.113±
DR-5.5: NET ACREAGE = 0.464±
4. ZONING SETBACK REQUIREMENTS:
BL ZONE
MIN. FRONT YARD = 10'
MIN. SIDE YARD INTERIOR = 0
MIN. STREET CORNER SIDE = 10'
MIN. REAR YARD = 0
DR-5.5 ZONE (PARKING LOT)
PARKING SETBACK MIN. 10' FROM R.O.W.
10' FROM RESIDENTIAL PROPERTY LINE
RESIDENTIAL TRANSITION AREA (RTA) FROM DR 5.5 ZONE:
RTA AREA: 100 FT
RTA SETBACK: 75 FT
RTA BUFFER: 50 FT
REQ'D. PROPOSED VARIANCE
100 FT N/A
75 FT 10 FT
50 FT 10 FT
5. PREVIOUS PERMITS: B270876 E271765 P272387
E271761 E271772
6. THE SITE IS LOCATED ON BALTIMORE ZONING MAP SE 3-E.
7. DEED REFERENCES AND TAX ACCOUNT NUMBERS FOR THE PROJECT SITE:
LIBER 7470 FOLIO 476 TAX ACCOUNT NO. 1203098082



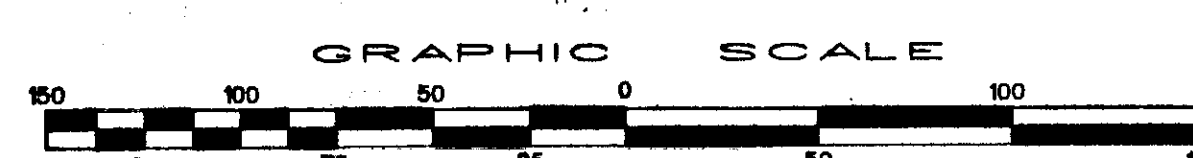
12. RELIEF IS REQUESTED TO REDUCE THE REQUIREMENT FOR A RTA SETBACK PER SECTION 1801.1B.1. (2) TO A DISTANCE OF 10 FEET FROM THE REQUIRED DISTANCE OF 75 FEET.
13. RELIEF IS REQUESTED TO REDUCE THE REQUIREMENT FOR A RTA BUFFER PER SECTION 1801.1B.1. (2) TO A DISTANCE OF 10 FEET FROM THE REQUIRED DISTANCE OF 50 FEET.
- STV DOC: H:\GENERAL\DATA\10149\G-NOTES.DOC



PLAN
SCALE: 1" = 50'-0"

STV Incorporated
engineers / architects / planners / scientists / construction managers
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

REVISIONS		
NO.	DATE	DESCRIPTION



PLAN PREPARATION			
DRAWN BY:	MMS	DATE:	APRIL 24, 2000
DESIGNED BY:	MMS	SCALE:	1" = 50'
CHECKED BY:	AJC, Jr.	JOB NO.:	

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES	
LOTS 7, 8, 9, 10, 11, 12, & 13 6701 BRENTWOOD AVENUE SOUTHEAST CORNER OF BRENTWOOD AVENUE AND FIFTH AVENUE BALTIMORE, MARYLAND	

DRAWING NO.
C-1
SHEET NO.
1 of 1

#088