

IN RE: PETITION FOR SPECIAL HEARING
NW/S North Point Terrace, 460' SW
of southwest side of North Point Blvd.
15th Election District
7th Councilmanic District
(#10 North Point Terrace)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-117-SPH

Thomas L. and June E. Caravello
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Thomas and June Caravello. The Petitioners are requesting a special hearing for property located at #10 North Point Terrace. The subject property is split-zoned RO and BR. The special hearing request from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), is for a residential accessory structure on a single lot with no principal structure.

Appearing at the hearing on behalf of the special hearing request were Mr. and Mrs. Caravello, owners of the property and Agnes Jarvis, adjacent property owner. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.126 acres, more or less, zoned RO and BR. The subject property is unimproved at this time. Testimony indicated that the property has become overgrown with weeds and brush and has been a dumping ground for residents of the area. Mr. Caravello owns the subject property, as well as the adjacent land. The subject lot is bounded immediately to the east by the Caravello's used auto parts storage yard and bounded immediately to the north by the Cox's Used Auto Parts storage. To the south, across the street from the subject property, is

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Date 11/3/00
By R. J. [Signature]

Rose's Transmissions and Automobile Transmission Repair Shop. To the west of the subject lot is the single-family dwelling owned by Ms. Agnes Jarvis. The remainder of the small residential street is improved with single-family residential dwellings, several of which are owned by the Caravello's extended family.

Testimony and evidence indicated that Mr. and Mrs. Caravello are desirous of constructing a storage garage on the subject property. The details of the garage are shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. Mr. Caravello, who is in the recycled automobile business, collects and maintains several vintage automobiles which have been restored and are currently located on his commercial property adjacent to this site. He is desirous of constructing a garage on the property for the purpose of storing and maintaining his antique and classic cars. In order to proceed with the construction of the garage, a special hearing is necessary.

Appearing as an interested citizen in this matter was Ms. Agnes Jarvis. Ms. Jarvis is the adjacent property owner to the subject site. She is concerned that the garage would be constructed just 7 ft. from her side property line. She is also concerned that heavy automotive work may take place on vehicles that are stored within this garage. She requests that the garage to be constructed be smaller than proposed and set back a further distance from her side property line. In addition, she requests that certain conditions and restrictions be placed on the Petitioners as to the use of the garage itself.

After considering the testimony and evidence offered at the hearing, I find that the special hearing to allow the subject garage to be built on this lot should be approved. After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been

11/3/00
R. P. Garrison

established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

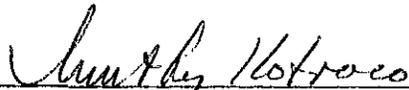
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of November, 2000, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a residential accessory structure on a single lot with no principal structure, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The subject garage proposed to be constructed on the property shall be set back a minimum of 15 ft. from the side property line shared with Ms. Agnes Jarvis. The garage may be situated closer than the 7 ft. shown on the site plan from the property that is owned and utilized by the Caravello's as a junk yard. The garage shall be set back no closer than 35 ft. from North Point Terrace, as shown on the site plan. This will cause the garage to have an identical setback to the house owned by Ms. Jarvis.
3. The Petitioners shall be required to submit to the Office of Planning elevation drawings of the subject garage, to ensure that the materials used in its construction will be in keeping and compatible with the building materials of the other homes on North Point Terrace. Said elevation drawings must be approved prior to the issuance of a permit for its construction.
4. The Petitioner shall be permitted to store and keep his personal antique, classic and collectible automobiles. All automobiles must be stored entirely within the subject garage. Outside storage of automobiles shall be limited to 2 automobiles at any given time. There shall be no heavy automotive service work performed on the subject vehicles at this location. Normal maintenance type repairs such as changing oil,

CASE FILED FOR FILING
11/3/00
R. J. Johnson

transmission fluid, cleaning and waxing and minor repairs shall be permitted to occur on the property. All waste oil and other fluids must be disposed of in proper fashion. There shall be no body and fender work or paint work permitted on the premises.

5. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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11/3/00
R. JAMESON



Baltimore County
Zoning Commissioner

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

*Ms. Jarvis
282-1653*

November 2, 2000

Mr. & Mrs. Thomas L. Caravello
2723 North Point Boulevard
Baltimore, Maryland 21224

Re: Petition for Special Hearing
Case No 01-117-SPH
Property: #10 North Point Terrace

Dear Mr. & Mrs. Caravello:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been approved in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. J. Scott Dallas
J.S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013

Ms. Agnes Jarvis
8 North Point Terrace
Baltimore, MD 21224





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at # 10 North Point Terrace
which is presently zoned RO and BR

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 residential accessory structure on a single residential lot with no principal structure.

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 _____

Legal Owner(s):

Thomas L. Caravello
Name - Type or Print _____
Signature *Thomas L. Caravello* _____
June E. Caravello
Name - Type or Print _____
Signature *June E. Caravello* _____
2723 North Point Boulevard 410-284-7040
Address _____ Telephone No. _____
Baltimore MD 21224
City _____ State _____ Zip Code _____

Attorney For Petitioner:

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

Representative to be Contacted:

J. Scott Dallas (J. S. Dallas, Inc.)
Name _____
13523 Long Green Pike 410-817-4600
Address _____ Telephone No. _____
Baldwin MD 21013
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JP/JF Date 9-11-00

ORDER RECEIVED FOR FILING

Date 11/3/00
[Signature]

Case No. 01-117-SPH

RECEIVED 11/15/98



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at # 10 North Point Terrace
 which is presently zoned RO and BR

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 residential accessory structure on a single residential lot with no principal structure.

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:

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

Legal Owner(s):

Thomas L. Caravello
 Name - Type or Print _____
 Signature *Thomas L. Caravello* _____
 June E. Caravello
 Name - Type or Print _____
 Signature *June E. Caravello* _____
 2723 North Point Boulevard 410-284-7040
 Address _____ Telephone No. _____
 Baltimore MD 21224
 City _____ State _____ Zip Code _____

Representative to be Contacted:

J. Scott Dallas (J. S. Dallas, Inc.)
 Name _____
 13523 Long Green Pike 410-817-4600
 Address _____ Telephone No. _____
 Baldwin MD 21013
 City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
 UNAVAILABLE FOR HEARING _____

Case No. 01-117-SPH

Reviewed By JP/JF Date 9-11-00

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

ZONING DESCRIPTION FOR #10 NORTH POINT TERRACE

BEGINNING at a point on the northwest side of North Point Terrace, 18 feet wide, at the distance of 460 feet, more or less, southwest of the southwest side of North Point Boulevard, 150 feet wide.

BEING Lot Number 28 in the subdivision of North Point Terrace as recorded in Baltimore County Plat Book L.McL.M. No. 9 Folio 2.

CONTAINING 5484 square feet or 0.126 acres of land, more or less.

ALSO known as # 10 North Point Terrace and located in the 15th Election District, 7th Councilmanic District.



117

01-117-SPH

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

No.

9684

DATE 9-11-00

ACCOUNT F-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: J.S. Dallas, Inc.

#10 North Point Terrace ITEM # 117

FOR: SPH TAKEN BY: JDF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE: 9/11/2000 11:24:00
CASHIER: JDF
AMOUNT: \$ 50.00
RECEIPT # 152802
CP NO. 009982

Report Tot 50.00
OK 00 %
BALANCE TRANSFER - NEW YORK

01-117-SPH

CASHIER'S VALIDATION

01-117-SPH

JK

CERTIFICATE OF POSTING

RE: Case No. 01-117-SPH

Petitioner/Developer: DALLAS, ETAL

Date of Hearing/Closing: 10/18/00

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 #10-NORTH POINT TERRACE

The sign(s) were posted on 9/30/00
(Month, Day, Year)

FIXED

Sincerely,

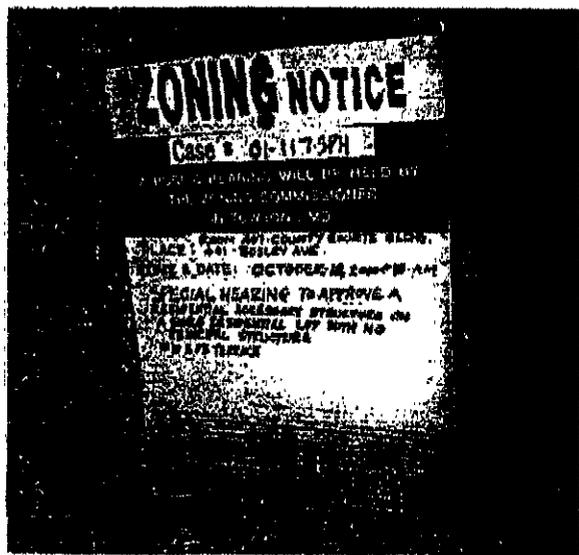
Patrick M. O'Keefe 10/2
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-857
(Telephone Number)



01-117-SPH
#10-NORTH POINT TERRACE
CLARK (JRM) S-DALLAS 10/18/00

NOTICE OF ZONING HEARINGS

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: #01-117-SPH
10 North Point Terrace
NW/S North Point Terrace,
500 feet NE of centerline
North Point Boulevard
15th Election District
7th Councilmanic District
Legal Owner(s): June E. &
Thomas L. Caravello
Special Hearing: to approve a residential accessory structure on a single residential lot with no principal structure.
Hearing: Wednesday, October 16, 2001 at 10:30 a.m. in Room 407, County Courts Building, 401 Bushey 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) 887-4396.
(2) For information concerning the file and/or hearing, contact the Zoning Hearing Office at (410) 887-3391.
JTH/DEJ Oct 3 CAZ24050

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/5, 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 10/3, 2000.

S. Wilkins
THE JEFFERSONIAN,
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 01-117 SPH

Petitioner/Developer: N.P.W., ETAL

% BUD CLARK, ESQ.
J.S. DALLAS

Date of Hearing/Closing 10/18/00

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 #10 NORTH POINT TERRACE

The sign(s) were posted on 10/1/00
(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

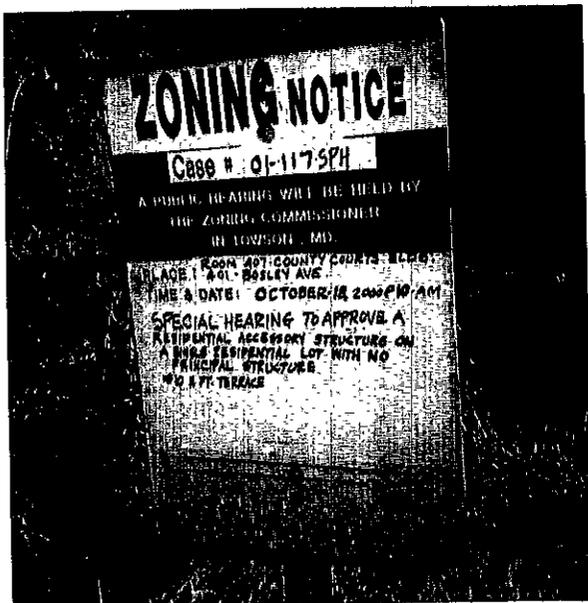
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
10 North Point Terrace, NW/S North Point Terr,
500' NE of c/l North Pt Blvd
15th Election District, 7th Councilmanic

Legal Owner: Thomas L. & June E. Caravello
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-117-SPH

* * * * *

ENTRY OF APPEARANCE

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



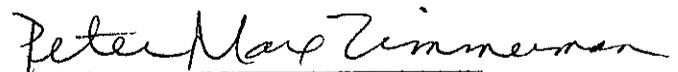
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 29th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

September 22, 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: 01-117-SPH
10 North Point Terrace
NW/S North Point Terrace, 500 feet NE of centerline North Point Boulevard
15th Election District – 7th Councilmanic District
Legal Owners: June E. & Thomas L. Caravello

Special Hearing to approve a residential accessory structure on a single residential lot with no principal structure.

HEARING: Wednesday, October 18, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon". Below the signature, the initials "GDZ" are written in a simple, blocky font.

Arnold Jablon
Director

C: Thomas L. & June E. Caravello, 2723 North Point Boulevard, Baltimore 21224
J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 2, 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, October 3, 2000 Issue – Jeffersonian

Please forward billing to:

Tom Caravello
2723 North Point Boulevard
Baltimore, MD 21224

410-284-7040

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: 01-117-SPH

10 North Point Terrace

NW/S North Point Terrace, 500 feet NE of centerline North Point Boulevard

15th Election District – 7th Councilmanic District

Legal Owners: June E. & Thomas L. Caravello

Special Hearing to approve a residential accessory structure on a single residential lot with no principal structure.

HEARING: Wednesday, October 18, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.

**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: 01-117-SPH
Petitioner: Thomas & June Caravello
Address or Location: 10 North Point Terrace

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tom Caravello
Address: 2723 North Point Blvd.
Balt MD. 21224
Telephone Number: 410. 284 7040

Revised 2/20/98 - SCJ

01-117-SPH

#117



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

October 13, 2000

J. Scott Dallas
J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013

Dear Mr. Dallas:

RE: Case Number: 01-117-SPH, 10 North Point Terrace

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 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: Thomas L. & June E. Caravello, 2723 North Point Boulevard, Baltimore 21224
People's Counsel

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 2, 2000
 Item Nos. 105, 116, 117, 119, 120,
 122, 124, and 125

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 3, 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:
JUNE E. CARAVELLO & THOMAS L. CARAVELLO - 117
GUSTINE PERRY HALL ASSOC., LTD. - 119

Location: DISTRIBUTION MEETING OF September 25, 2000

Item No.: 117 & 119

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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 *ac/RBS*
DATE: October 3, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 25, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
105	1618 Gray Haven Court
116	7660 Old Battle Grove Road
117	10 North Point Terrace
119	9633 Belair Road
120	7851 St. Bridget Lane
121	White Marsh Business Park
122	2626 Luiss Deane Drive
123	139 Newberg Avenue
124	10602 Topsfield Drive
125	11 Helicopter Drive

*Jem
10/18*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2000

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

3

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-105, 01-117, and 01-120**

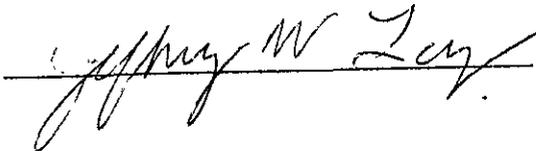
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: 9.25.00

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

RE: Baltimore County
Item No. 117 JNP/JR

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,

for 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

I have been informed that Mr. and Mrs. Thomas Caravello wish to construct a garage on their property at lot 28 "North Point Terrace" (#10 North Point Terrace) for automobile storage, at least 2.5 feet from side and rear lot lines and in line with the front plane of existing dwelling on lot 29 (#8 North Point Terrace) and have no objection to the proposed garage.

William Rose
Signature

William ROSE
Printed Name

9 NORTH POINT TERRACE
Address

410-2841005
Phone Number

7/5/00
Date

Samuel Danziger
Signature

Samuel I Danziger
Printed Name

2719 North Point Blvd
Address

410 - 288-6646
Phone Number

Date

Signature

Printed Name

Address

Phone Number

Date

NEIGHBORHOOD LETTER
#10 NORTH POINT TERRACE



Baltimore County
Zoning Commissioner

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

*11/28/00
TO file
WCR*

November 20, 2000

Ms. Agnes Jarvis
8 North Point Terrace
Baltimore, MD 21224

Re: Petition for Special Hearing
Case No 01-117-SPH
Property: #10 North Point Terrace

Dear Ms. Jarvis:

Please accept this letter as a response to your phone call made to my office relative to the above-referenced case. You had asked that I change or modify my previously issued decision in this matter. I have once again reviewed the case file, the testimony and evidence offered at the hearing, as well as the concerns that you conveyed to me by way of your telephone call and have decided that I will not, at this time, modify my previously issued decision. Since I have treated your phone call as a motion for modification of my decision, the appeal period associated with this case will not begin to run until the date of this letter. Therefore, you have 30 days from the date of this letter within which to file an appeal, should you deem it necessary to do so.

As I indicated to you on the phone, I did bring this matter to the attention of the Office of People's Counsel. However, the Office of People's Counsel indicated that it would not be necessary for them to intervene into this matter by way of filing an appeal. Therefore, in the event you wish to contest this matter further, you should investigate filing an appeal within 30 days from the date of this letter.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

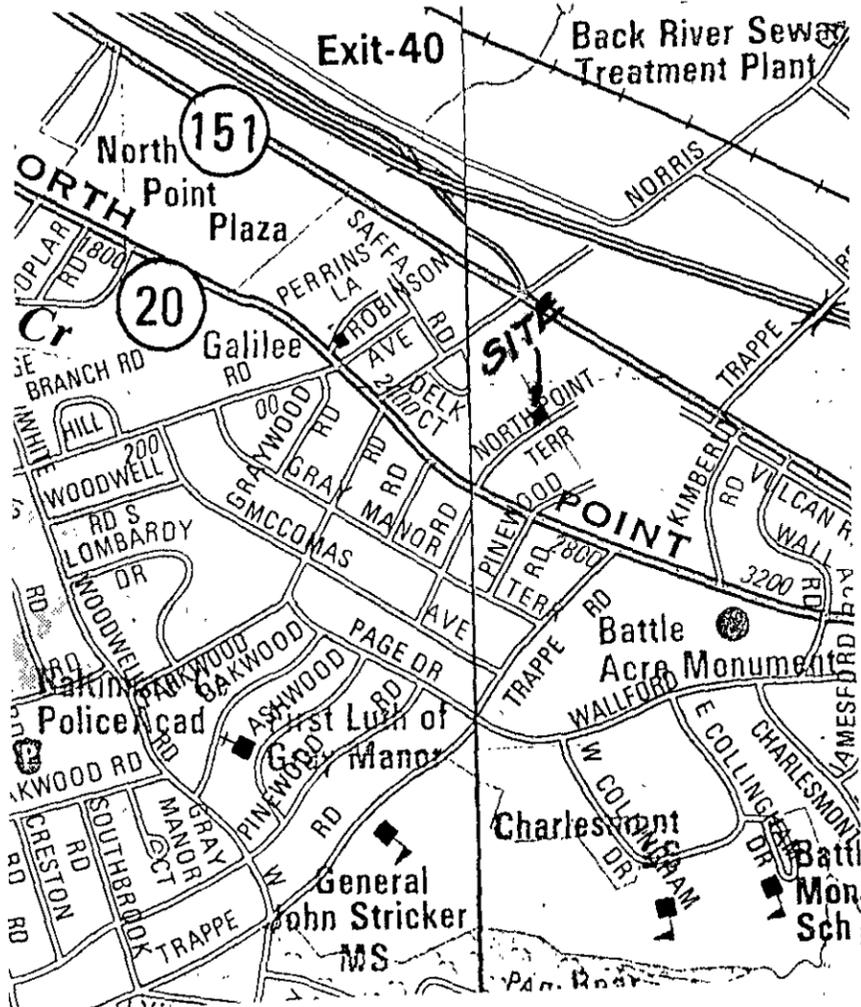
TMK:raj

c: Peter Zimmerman, People's Counsel
George Zahner, PDM

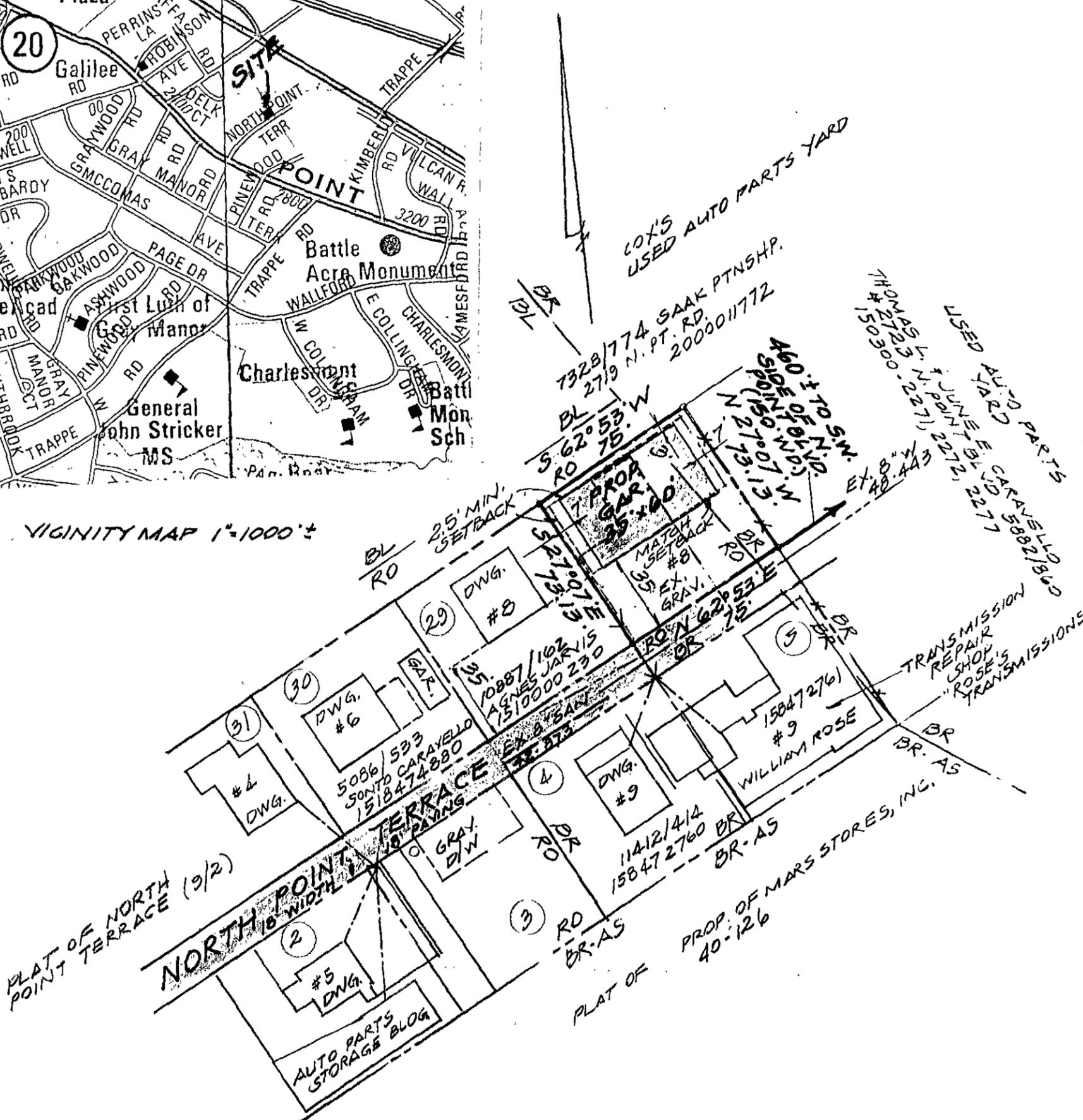
★ **Census 2000** ★ **For You, For Baltimore County** ★ **Census 2000** ★

DEPRM (Jim
Brendell) has
issued a stop
work order
On this site
Check before
signing building
Permit.

00-3783
NOV 27 2000

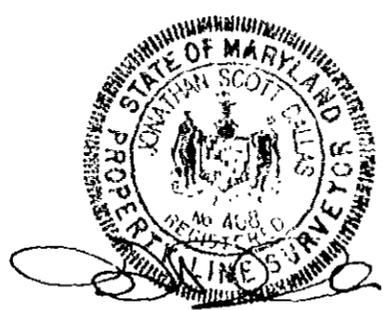


VICINITY MAP 1"=1000'



NOTES

1. NO KNOWN PRIOR ZONING HEARINGS.
2. OWNERSHIP: DEED REFERENCE 10887/162
THOMAS L. AND JUNE E. CARAVELLO
2723 NORTH POINT BLVD,
BALTIMORE, MD. 21224
PHONE: 410-284-7040
3. PROPERTY INFORMATION:
TAX MAP 104 PARCEL 287 LOT 28
ACCT. NO. 1503002278
LOT 28 "NORTH POINT TERRACE" (9/2)
4. AREA OF SUBJECT SITE: 5484 SF +/- OR 0.126 AC. +/-
5. PROPOSED GARAGE IS FOR HOUSING OF (PRIMARYLY ANTIQUE) VEHICLES OWNED BY MR. AND MRS. CARAVELLO.
6. NO AUTO PARTS SHALL BE STORED AT SUBJECT SITE.
7. NO DAMAGED OR DISABLED VEHICLES SHALL BE STORED AT SUBJECT SITE.
8. NO VEHICLE REPAIR WORK SHALL BE PERFORMED AT SUBJECT SITE.
9. SITE IS OUTSIDE OF C.B.C.A. PER MAP NO. 104.
10. SITE LIES IN FLOOD ZONE "C" PER F.E.M.A. F.I.R.M. 24001 0440 C.



J.S. DALLAS, INC.

Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

Jonathan Scott Celis

SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING TO ALLOW A RESIDENTIAL ACCESSORY STRUCTURE ON A SINGLE RESIDENTIAL LOT WITH NO PRINCIPAL STRUCTURE IN AN RO & BR ZONE

10 NORTH POINT TERRACE

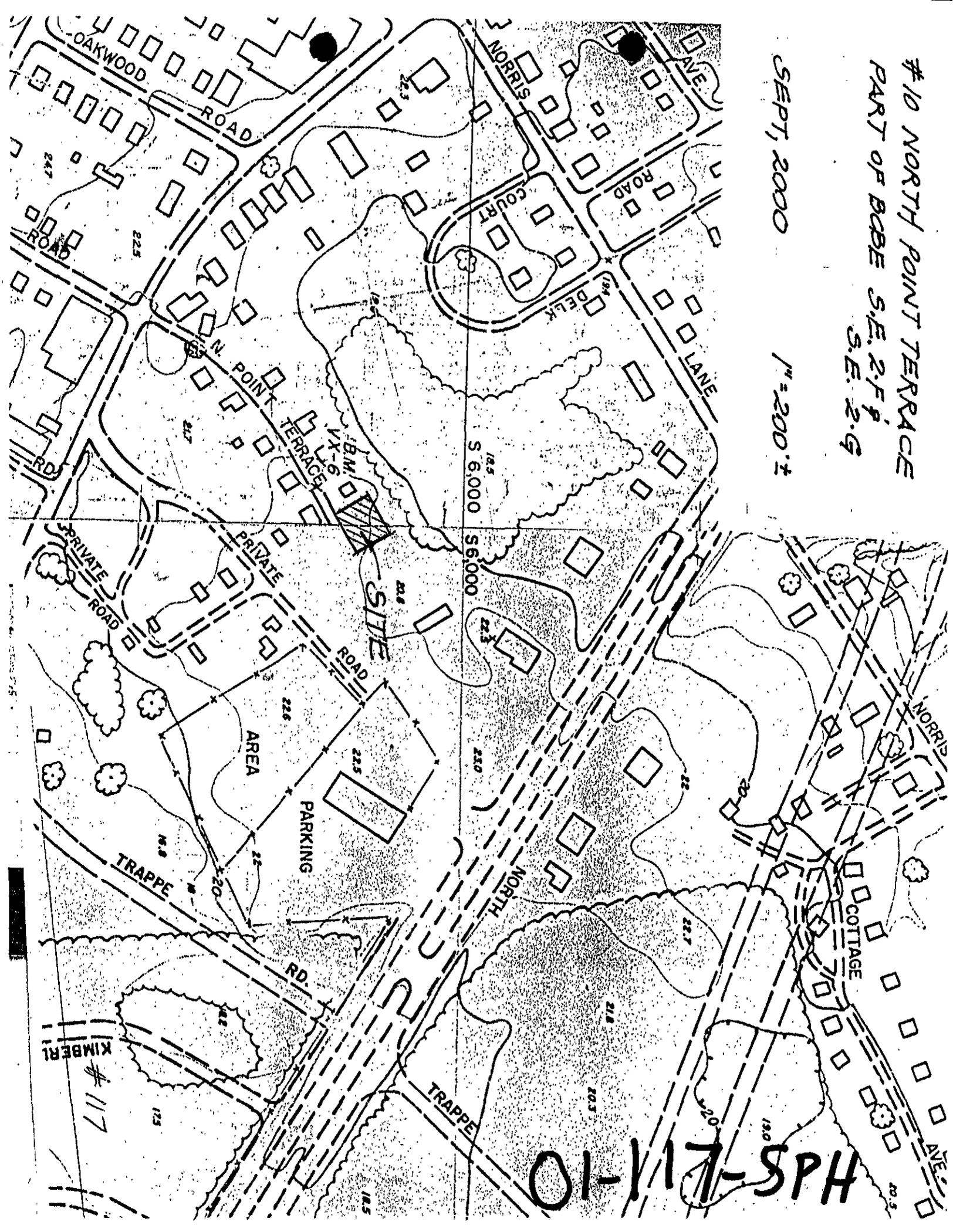
15TH ELEC. DIST. 7TH COUNC. DIST. BALTIMORE COUNTY, MD.
SCALE: 1"= 50' AUGUST 30, 2000

#117

#10 NORTH POINT TERRACE
PART OF BBBE S.E. 2.F.P.
S.E. 2.G

SEPT, 2000

1" = 200' ±



01-117-SPH



DEAD END

492-711-10





Rosel's
TRAN-
mission
shop



CARA V E L O



CARAVEL



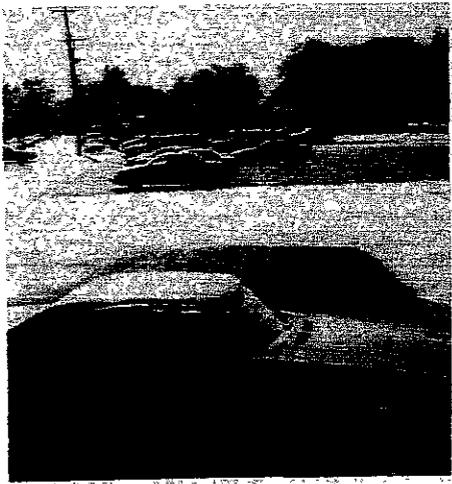
CARAVEIIO'S



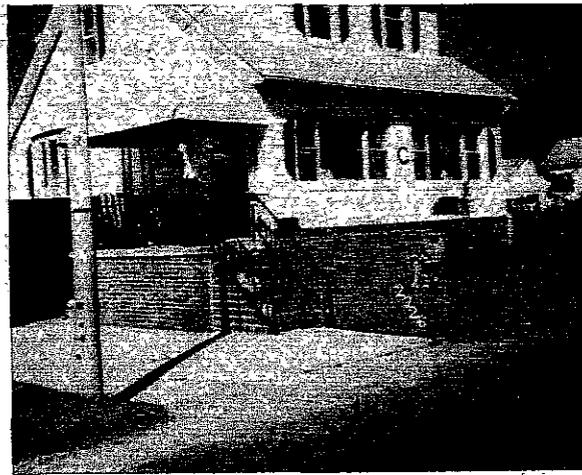
CARAVELLO



COIDITZ



Century Rot
City Rot

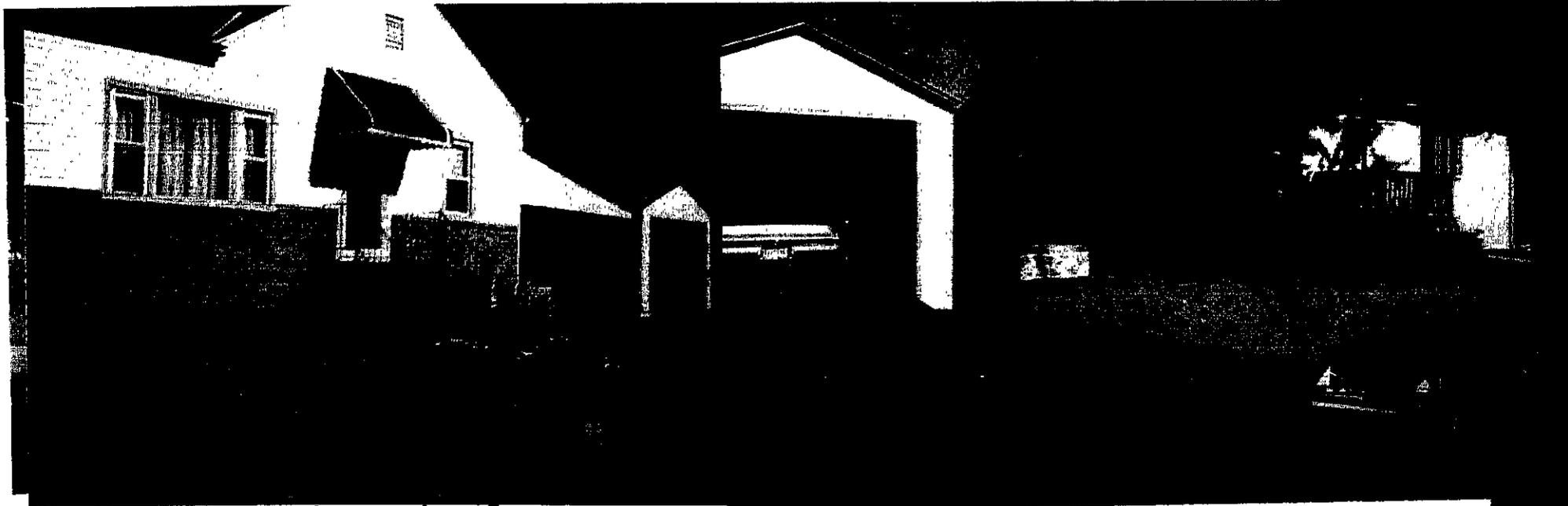


CARAVELLO -
TOM + JUNE
Rot 32



Rot 31 BAKER

North Point 7



SAM & HAZEL CARAVELLO 20x30

RACE

41

01-117-SPH