

IN RE: PETITION FOR SPECIAL HEARING

S/S Rossville Boulevard, 824' E
centerline of Gumspring Road
14th Election District
6th Councilmanic District
(7514 Rossville Boulevard)

Leona and Arnold Dieter
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-211-SPH

*

* * * * *

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, Leona and Arnold Dieter. The Petitioners are requesting a special hearing for property they own at 7514 Rossville Boulevard. The property is zoned DR 3.5. Specifically, the Petitioners are requesting a special hearing for a home occupation pursuant to Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the hearing on behalf of the special hearing request were Arnold and Leona Dieter, owners of the property and Joseph McGraw, professional land surveyor who prepared the site plan of the property. Also attending the hearing was Amos Harvey, the President of the Rossville/Gumspring Community Association. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.454 acres, more or less, zoned DR 3.5. The subject property is improved with a 2 ½ story frame dwelling, accessory garage and a large parking lot. Mr. and Mrs. Dieter reside within the dwelling with their two children. Mr. Dieter testified that he was recently retired from Baltimore County Board of Education, due to a debilitating back injury. He has applied for and obtained a federal firearms license from the Bureau of Alcohol, Tobacco & Firearms. He is requesting that he be permitted to operate his business from his dwelling.

ORIGINAL FILED IN 01-211-SPH
FILED 1/17/01
BY [Signature]

He went on further to explain his proposed business. Mr. Dieter is an avid hunter and has many friends who are also hunters and/or gun enthusiasts. Those friends and acquaintances who wish to purchase firearms would contact Mr. Dieter who would place their order with a particular gun manufacturer. The firearm would then be shipped to Mr. Dieter's residence where the actual purchaser of the firearm would pick it up. At that time, all necessary and appropriate paperwork would be filled out by Mr. Dieter and the purchaser. At no time would any firearms be inventoried or kept for sale on the subject property. In addition, Mr. Dieter indicated that no other items accessory to firearm use, such as ammunition, hunting apparel or firearm accessories would be kept on the property, other than those which are kept for Mr. Dieter's personal use. As he indicated at the hearing, he is an avid hunter and does have his own personal collection of firearms and accessories. However, nothing would be kept on the premises for sale to the general public. Every order placed by Mr. Dieter would be by appointment only.

Mr. Dieter indicated that he would not place any sign on the property or make any alterations to his house in order to accommodate this business. He would be the sole employee of this business and it would be conducted entirely within his dwelling. He further testified that he has a firearms safe which is located within his dwelling for the proper storage and keeping of all firearms on site.

As stated previously, Mr. Amos Harvey, the President of the Rossville/GumSpring Community Association attended the hearing. Mr. Harvey also resides two doors down from the Petitioners. He testified that he met previously with Mr. and Mrs. Dieter regarding the intended use of their property. Mr. Harvey testified that his association has no opposition to the Petitioners' request, so long as there are no exterior alterations to the property and nothing is kept on the premises for sale.

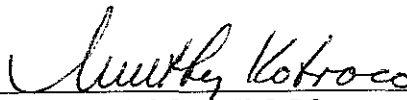
COPIES OF RECORDS
FILED
4/12/10
BY: R. J. JAMESON

After considering the testimony and evidence offered at the hearing and the support of the surrounding community association, I find that the Petitioners' use falls within the home occupation definition as contained within the Baltimore County Zoning Regulations and, therefore, the special hearing request should be approved.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of January, 2001, that the Petitioners' Request for Special Hearing to approve a home occupation in accordance with Section 101 of the Baltimore County Zoning Regulations, for property located at 7514 Rossville Boulevard, be and is hereby APPROVED, subject to the following conditions and restrictions:

1. The Petitioners shall be absolutely prohibited from keeping and storing any inventory of firearms on the subject property. Firearms, other than any firearms personally owned by the Petitioners, shall only be kept on the property pending pick-up by a customer. In addition, the Petitioners shall be prohibited from keeping or storing any ammunition or other accessory items for sale on the subject property.
2. There shall be no signage associated with the Petitioners' business located anywhere on the subject property. Furthermore, the Petitioners shall be prohibited from making any exterior modifications to the subject dwelling which would indicate the operation of a business therein.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

January 17, 2001

Mr. & Mrs. Arnold E. Dieter
7514 Rossville Boulevard
Baltimore, Maryland 21237

Re: Petition for Special Hearing
Case No 01-211-SPH
Property: 7514 Rossville Boulevard

Dear Mr. & Mrs. Dieter:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted 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. Amos Harvey
c/o Rossville/Gumspring Community Association
7522 Rossville Boulevard
Baltimore, MD 21237





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at *7514 ROSSVILLE BOULEVARD
which is presently zoned D.R. 3.5

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 HOME OCCUPATION PER
SECT. 101 BCZR, TO PERMIT A DISABLED PERSON TO SEE CUSTOMERS IN
HIS HOME, AND KEEP INDIVIDUAL ITEMS OF CUSTOMER ORDERED
MERCHANDISE FOR LIMITED PERIODS OF TIME PENDING CUSTOMER
PICKUP.

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):

ARNOLD E. DIETER
Name - Type or Print

Signature

LEONA RUTH DIETER
Name - Type or Print

Signature

7514 ROSSVILLE BOULEVARD 410-663-054
Address Telephone No.

BALT. MD. 21237
City State Zip Code

Representative to be Contacted:

JOSEPH W. MCGRAW, JR. % 1ST EX. CO. IN
Name

6912 NORTH RIVER DRIVE 410-335-9142
Address Telephone No.

BALT. MD. 21220-1059
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

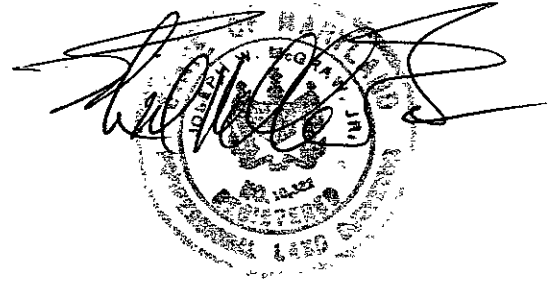
UNAVAILABLE FOR HEARING

Case No. 01-211-SPH

Reviewed By SM Date 11-20-00

ZONING DESCRIPTION FOR 7514 ROSSVILLE BOULEVARD

Beginning at a point on the southwest side of Rossville Boulevard which is 80 feet wide at the distance of 824.2 feet southeast of the centerline of the nearest improved intersecting street, Gumspring Road, which is 30 feet wide. Being Part of Lots 69 & 70 in the subdivision of Gum Spring Farm, as recorded in Baltimore County Plat Book #8, Folio #5, containing 19,794.25 square feet. Also known as 7514 Rossville Boulevard and located in the 14TH Election District, 6TH Councilmanic District.



01-211-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **87479**

DATE 11-26-06 ACCOUNT RC 6150

RECEIVED FROM: See Mr. G...

FOR: Res. Sec. Hearing

PAID RECEIPT

PAYMENT 03/04/07

11/21/2006 11/21/2006 15:40:00

REC 0605 CASHIER USE DES 0605

DATE 11/21/2006 11/21/2006

AMOUNT \$ 56.00

RECEIVED BY 03/04/07

Report for 11/21/06

100.00 OK

Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

OFFICE 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: #01-211-SPH

7514 Rossville Boulevard

S/S Rossville Boulevard, 824' E of centerline Gumspring Road

14th Election District - 6th Councilmanic District

Legal Owner(s): Leona R. & Arnold E. Dieter

Special Hearing: to approve a home occupation to permit a disabled person to see customers in his home and keep individual items of customer ordered merchandise for limited periods of time pending customer pick-up.

Hearing: Monday, January 8, 2001 at 11:00 a.m. in Room 407, County Courts Building, 481 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) 687-4386.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 687-3391.

12/148 Dec 21

C440575

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/21, 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 12/21, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

**RE: CASE # 01-211-SPH
PETITIONER/DEVELOPER
(Arnold E. Dieter)
DATE OF Hearing
(1-8-01)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

7514 Rossville Blvd. Baltimore , Maryland 21237_____

THE SIGN(S) WERE POSTED ON_____ 12-21-00_____
(MONTH, DAY, YEAR)

SINCERELY,

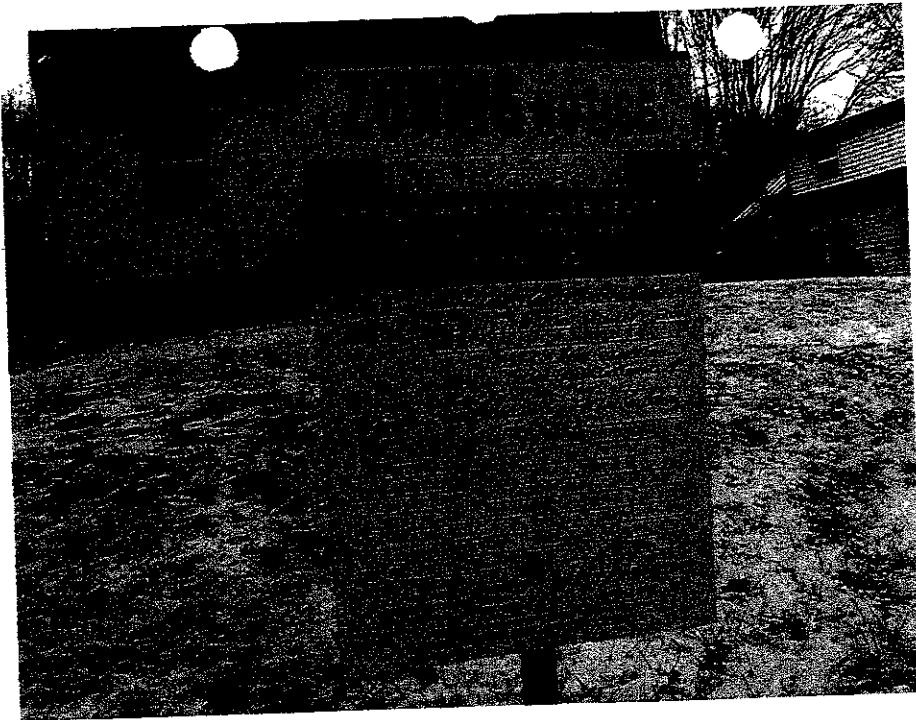

(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



7514 Rossville Blvd.

RE: PETITION FOR SPECIAL HEARING
7514 Rossville Boulevard, S/S Rossville Blvd,
824' E of c/I Gumspring Rd
14th Election District, 6th Councilmanic

Legal Owner: Arnold E. & Leona R. Dieter
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-211-SPH

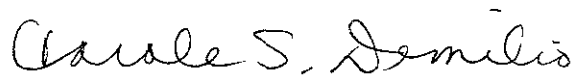
* * * * *

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 7th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Joe McGraw, JST Engineering Co., Inc., 6912 N. River Drive, Baltimore, MD 21220, representative for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 21, 2000 Issue – Jeffersonian

Please forward billing to:
Joseph W. McGraw, Jr.
JST Eng. Co., Inc.
6912 North River Drive
Baltimore, MD 21220

410 335-9142

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: 01-211-SPH
7514 Rossville Boulevard
S/S Rossville Boulevard, 824' E of centerline Gumspring Road
14th Election District – 6th Councilmanic District
Legal Owners: Leona R. & Arnold E. Dieter

Special Hearing to approve a home occupation to permit a disabled person to see customers in his home and keep individual items of customer ordered merchandise for limited periods of time pending customer pick-up.

HEARING: Monday, January 8, 2001 at 11:00 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.



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

December 1, 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: 01-211-SPH

7514 Rossville Boulevard

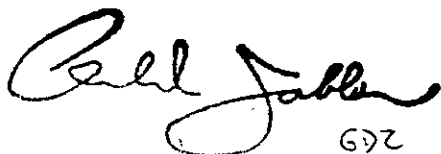
S/S Rossville Boulevard, 824' E of centerline Gumspring Road

14th Election District – 6th Councilmanic District

Legal Owners: Leona R. & Arnold E. Dieter

Special Hearing to approve a home occupation to permit a disabled person to see customers in his home and keep individual items of customer ordered merchandise for limited periods of time pending customer pick-up.

HEARING: Monday, January 8, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


672

Arnold Jablon
Director

C: Leona R. & Arnold E. Dieter, 7514 Rossville Blvd., Baltimore 21237
Joseph W. McGraw, Jr., JST Eng. Co., Inc., 6912 North River Drive
Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 22, 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: 01-211-SPH
Petitioner: ARNOLD E. & LEONA ROTH DIETER
Address or Location: 7514 ROSSVILLE BOULEVARD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH W. MCGRAW, JR. % JST ENG. CO., INC.
Address: 6912 NORTH RIVER DRIVE
BALT. MD. 21220-1059
Telephone Number: 410-335-9142

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: _____

Subdivision name: _____

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

OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200 scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 8, 2001

Leona & Arnold E. Dieter
7514 Rossville Boulevard
Baltimore, MD 21237

Dear Mr. & Mrs. Dieter:

RE: Case Number: 01-211-SPH, 7514 Rossville Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 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: Joseph W. McGraw, Jr., JST Eng. Co., Inc., 6912 North River Drive, Baltimore
21220
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2000
Item Nos. 211, 212, 215, 216, 218, 219,
220, and 221

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RC/RBS*

DATE: December 15, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 4, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
211	7514 Rossville Boulevard
216	1946 Catanna Avenue
217	1431 Fuselage Avenue
219	7307 Seven Mile Lane
220	24 Treadwell Court

Jeni
1/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

60

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

DATE: December 13, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-211

The Office of Planning has reviewed the above referenced case(s) 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:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.1.00

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

RE: Baltimore County
Item No. 211

JRA

Dear Ms. Jackson:

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

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

Very truly yours,

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

**J.S.T. Engineering Co., Inc.
Professional Land Surveyors
6912 North River Drive
Baltimore, Maryland 21220-1059
Phone: 410-335-9142 / Fax: 410-335-9144**

September 7, 2000

**Mr. Arnold Jablon
Director of Baltimore County Zoning
County Office Building
Towson, Maryland 21204**

Re: 7514 Rossville Blvd.

Dear Mr. Jablon:

My client, Mr. Arnold Dieter, along with his wife, is the owner and occupant of the premises known as #7514 Rossville Boulevard in Baltimore County, Maryland. Mr. Dieter is a disabled individual who is currently recuperating from back surgery. He previously worked as a boiler mechanic for the Board of Education of Baltimore County.

Mr. Dieter has applied to the Bureau of Alcohol, Tobacco and Firearms for a license to sell firearms from his home. They have approved his application pending notification to the ATF that he is in compliance with all local zoning regulations or notification of the approval of any zoning variances or special hearings that may be required.

Mr. Dieter will not stock any inventory at his residence or at any other location. His sales are strictly base upon sales catalogs or word of mouth. When the firearm is shipped to Mr. Dieter, he will then contact the purchaser and arrange for it to be picked up at his home.

The subject site is currently zoned D.R. 3.5. According to Section 1B01.1.A.18.c of the Baltimore County Zoning Manual, home occupations are permitted in D.R. zones as an accessory use without a special exception.

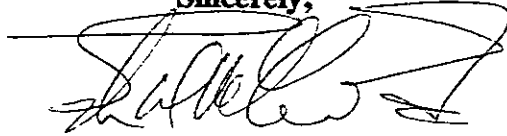
Mr. Dieter's operation will conform to the definition of a home occupation as defined in Section 101 of the Baltimore County Zoning Manual. His business will be conducted entirely within his dwelling which is incidental to the main use of the building for dwelling purposes and will not have any exterior evidence, other than a permitted sign, that the building is being utilized for any purpose other than a dwelling. No commodity that is for sale will be kept on the premises and Mr. Dieter will be the sole employee. Also, only standard office equipment will be on the premises.

01-211-SP4

By this letter we are hereby requesting verification, which can then be forwarded to the A.T.F., that Mr. Dieter's home occupation is or will be in compliance with the Zoning Regulations of Baltimore County.

A copy of a site plan is enclosed for your reference along with a check for \$40.00. If you need any additional information or have any questions, please do not hesitate to contact me at the above telephone numbers. Also upon completion of your review and the preparation of your letter of response, I would appreciate if you would contact me so that I can personally pick it up to save mail delivery time.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. McGraw, Jr.', written over a horizontal line.

Joseph W. McGraw, Jr.
President

01-211-SP11

11-20-00

01-211-SP4.

APPLICANT HAS BEEN ADVISED THAT
THE GARAGE ON AN ADJACENT LOT IS
NON-CONFORMING AND WOULD
REQUIRE A SPECIAL HEARING OR VARIANCE
TO ESTABLISH ITS STATUS WITHIN
THE ZONING REGULATIONS.

THE APPLICANT HAS DECIDED NOT
TO ADDRESS THAT ISSUE AT THIS
TIME.

JOHN R. ALEXANDER

01-211-SP4.



Baltimore County
Department of Permits and
Development Management

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

September 22, 2000

Mr. Joseph W. McGraw, Jr.
J.S.T. Engineering Co., Inc.
6912 North River Drive
Baltimore, MD 21220-1059

Dear Mr. McGraw :

RE: 7514 Rossville Boulevard, 14th Election District

This is a response to your letter of 9/7/00 in which you address a proposed home occupation use at the above address.

Staff has carefully reviewed your explanation of the proposed use and can agree that the limits of a home occupation are not exceeded except as follows: The delivery of the product, the potential for excessive pedestrian traffic and the holding of the firearms for ultimate customer pick-up.

Regretfully these are beyond what can be approved administratively by this office and therefore we must advise you to request a zoning special hearing for a determination by the Zoning Commissioner.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:ggs



Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

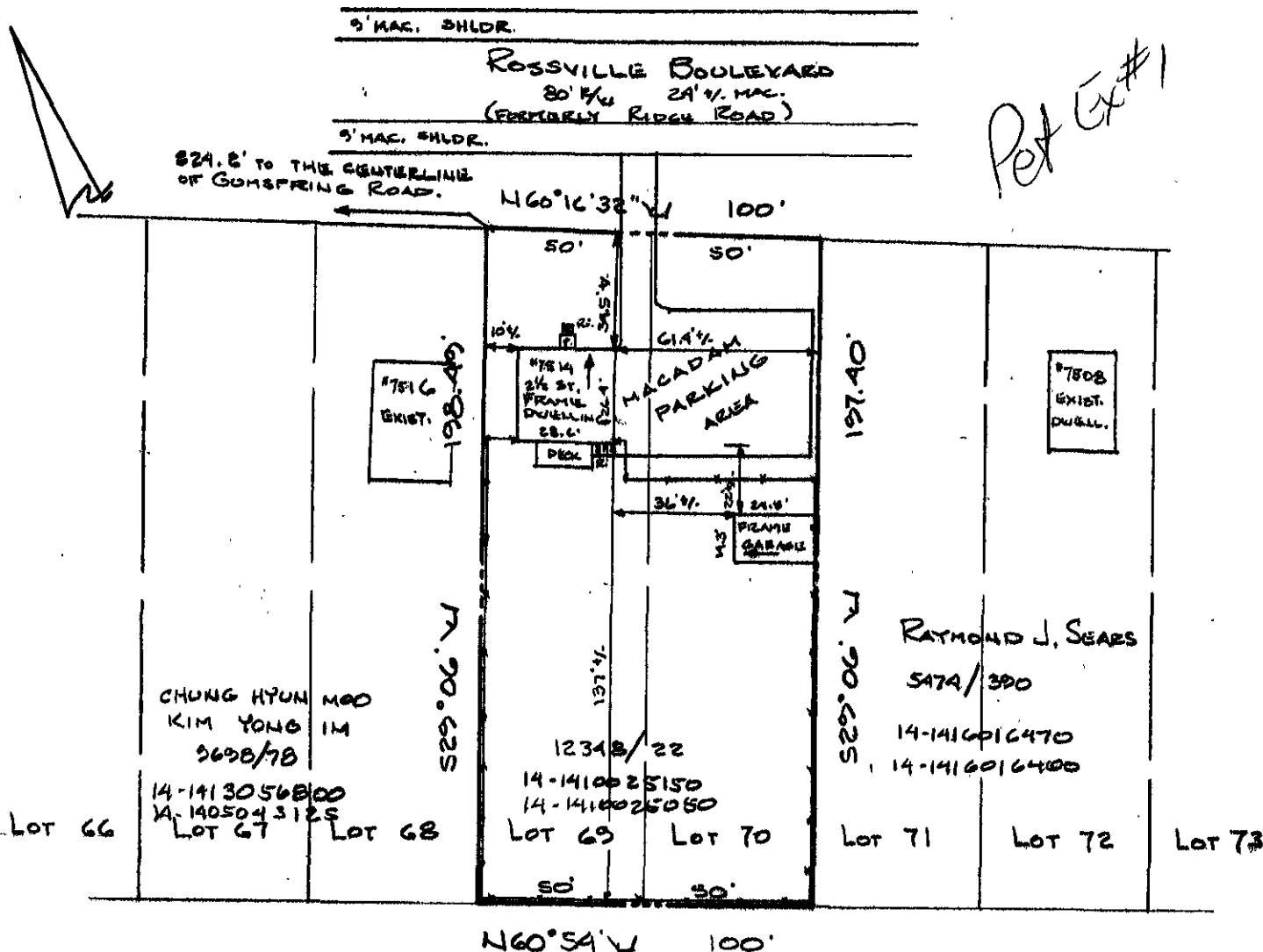
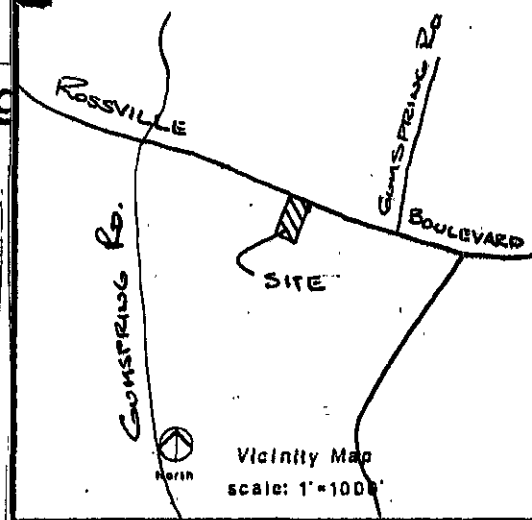
PROPERTY ADDRESS: 7514 ROSSVILLE BOULEVARD

Subdivision name: GUM SPRING FARM

plat book# 8, folio# 5, lot# 69-70, section# N/A

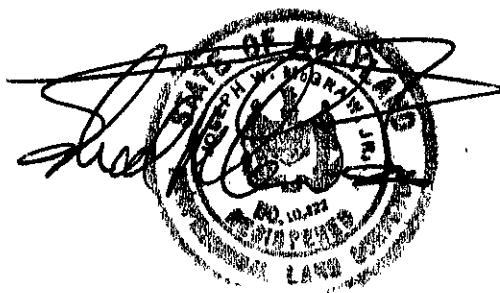
OWNER: ARNOLD E. & LEONA RUTH DIETER

NICKOLAS RAMSEYER
2795/26



PLAN TO ACCOMPANY SPECIAL HEARING
FOR

ARNOLD E. & LEONA RUTH DIETER
7514 ROSSVILLE BOULEVARD
BALTIMORE COUNTY, MD.



J.S.T. Engineering Co., Inc.
6912 North River Drive
Baltimore, MD. 21220
410-335-9142 Fax 410-335-9144

Scale: 1" = 50' Date: 10-16-00

LOCATION INFORMATION

Election District: 14TH

Councilmanic District: 6TH

1"=200' scale map#: N.E. F-6

Zoning: D.R. 3.5

Lot size: 0.454 19,794.25
acres square feet

public private
SEWER: ☐ ☒
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JOH 01-211 SP4

