

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

Jerrold L. Streicker, Jr., et ux
Petitioners

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

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Jerrold L. Streicker, Jr., and his wife, Monica Streicker. The Petitioners request relief from Section 431.B.3.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a commercial vehicle with visible equipment (ladders and welders) to be stored on the subject property zoned D.R.3.5. The Petition was filed as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the said vehicle. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jerry and Monica Streicker, property owners. Appearing as Protestants in the matter were Louis and Joan Manno, and Harry and Mary Williams, adjacent property owners, who are most affected by the requested variance. Appearing as an interested citizen was Larry Townsend, who resides in Lutherville.

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

ORDER RECEIVED FOR FILING

Date

By

accessory frame shed. In addition, a concrete driveway that leads from Conewood Road is located in the front portion of the site, along the western property line, adjacent to the Hannah More site. The subject of the request is a commercial truck which Mr. Streicker drives in connection with his employment. Testimony indicated that Mr. Streicker is employed with Miscellaneous Metals, Inc., a welding/construction company based in Frederick, Maryland. Mr. Streicker is apparently responsible for the company's customers in the Baltimore-Metropolitan area. In that the headquarters of Miscellaneous Metals, Inc. are located in Frederick, Maryland, it is inconvenient for Mr. Streicker to travel from his home in Reisterstown to the main office in Frederick to pick up his truck and proceed to various work-sites in the Baltimore-Metropolitan area. Thus, he keeps the truck at home. Photographs of the truck and property were submitted at the hearing, as was a letter from Miscellaneous Metals, Inc. verifying Mr. Streicker's employment and requesting a favorable ruling on the variance. That letter indicates that the truck and equipment thereon are estimated at \$50,000 in value and that it would not be cost-effective for Mr. Streicker to journey to Frederick each morning to pick up the company vehicle and thereafter, report to his assigned customers back in Baltimore.

As noted above, Mr. & Mrs. Williams, who reside immediately adjacent to the subject property, and Mr. & Mrs. Louis Manno, appeared in opposition to the request. They indicated that Mr. Streicker leaves his home very early in the morning, at approximately 4:45AM, and that because the truck has a diesel engine, it is noisy. They also noted that since there is only one means of access to and from the Streicker property, Mr. Streicker must drive through the residential neighborhood, which is not convenient and very disruptive for residents. They also object to the visual intrusion caused by the truck.

Section 431.B of the B.C.Z.R. regulates the parking/storage of commercial vehicles on residentially zoned property for a period of time exceeding that essential to the immediate use of the vehicle. The regulations allow such parking, if the gross vehicle weight of the vehicle does not exceed 10,000 lbs., and if the owner of the vehicle resides on the lot. Mr. Streicker apparently meets these two requirements. Additionally, the regulation provides that the vehicle be parked

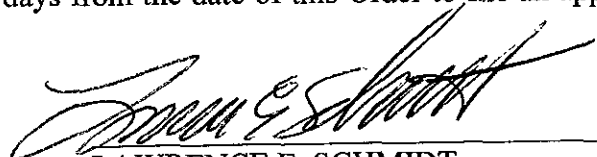
within a fully enclosed structure (garage), or, if not available, that three additional requirements be met. They are that no materials, products, freight or equipment shall be visible; that the vehicle shall display no advertising other than lettering, figures or designs located on the driver's door or front passenger's door; and, that the vehicle shall be parked in the side or rear yard. Relief is necessary in this case in that equipment is visible on the truck.

Upon due consideration of the testimony and evidence presented, I am not persuaded to grant the variance. I am appreciative of Mr. Streicker's employment situation. It is indeed impractical for him to drive to Frederick each morning and then return to Baltimore to answer customer's calls. Nonetheless, Section 307 of the B.C.Z.R. and the case law requires that variance relief cannot be granted for reasons of mere convenience. In order for a variance to be granted, the property owner must demonstrate that the property is unique in some fashion that drives the need for the variance. There was no such showing in this case. Specifically, the Petitioner could choose to either construct a garage in which to store the truck, or, in the alternative, arrange for the storage of the vehicle in a secure, commercial location off-site. In this instance, I do believe that the presence of the vehicle adversely impacts the neighborhood and thus, relief must be denied.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of August, 2001 that the Petition for Variance seeking relief from Section 431.B.3.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a commercial vehicles with visible equipment (ladders and welders) to be stored on the subject D.R.3.5 zoned property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

The Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/2/01
By [Signature]

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

Jerrold L. Streicker, Jr., et ux
Petitioners

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

* * * * *

ORDER ON THE MOTION FOR RECONSIDERATION

This matter comes before the Zoning Commissioner on a Motion for Reconsideration of the Findings of Fact and Conclusions of Law issued in the above-captioned matter on August 2, 2001. In that case, the undersigned denied a Petition for Variance filed by the owners of the subject property, Jerrold L. Streicker, Jr., and his wife, Monica Streicker. The Petitioners had requested relief from Section 431.B.3.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a commercial vehicle with visible equipment (ladders and welders) to be stored on the subject property, zoned D.R.3.5. As stated in that decision, Section 431.B of the B.C.Z.R. regulates the parking and storage of commercial vehicles on residentially zoned property for a period of time exceeding that essential to the immediate use of the vehicle. The regulations allow the parking of one commercial vehicle if three conditions are met. First, the vehicle cannot have a gross vehicle weight or gross combination weight in excess of 10,000 lbs. Second, the owner or the operator of the vehicle shall reside on the lot; and, third, the vehicle shall be parked within a fully enclosed structure. If a fully enclosed structure is not provided, no materials, products, freight or equipment shall be visible on the vehicle. Moreover, the vehicle shall display no advertising other than lettering, figures or designs located on the driver's or front seat passenger's door, and the vehicle shall be parked in the rear yard. In this case, in that the vehicle was not parked within a fully enclosed structure and displayed advertising, welding equipment and ladders, the variance was sought. I denied the request for variance and found that strict compliance with the regulation was required.

Subsequently, the Petitioner filed a request for reconsideration of the decision, pursuant to Rule 2K of the Zoning Commissioner's Rules of Policy and Procedure. Rule 2K allows any party to request that the Zoning Commissioner reconsider a decision. Within the Motion, the Petitioner requests approval of the

ORDER RECEIVED FOR FILING

Date

By

9/6/01
[Signature]

construction of a privacy fence with a gate along the back half of the driveway, in lieu of a fully enclosed structure.

After due consideration of the Petitioner's Motion, I believe that a fully enclosed structure is appropriate in view of the size of the vehicle and the nature of the equipment carried thereon. Moreover, the Petitioner's request for reconsideration does not detail how tall the fence or gateway would be and whether same would effectively screen the vehicle. For these reasons, the request shall be denied.

It is also to be noted that the undersigned has received repeated telephone calls from neighbors in the area about this case. Some of these calls are complaints about Mr. Streicker's alleged lack of compliance with traffic laws. The authority of the Zoning Commissioner comes from the B.C.Z.R. I am neither a police officer nor judge of any Court of this state. As such, I cannot enforce the traffic laws for the roads in this area. If Mr. Streicker does not obey the traffic laws, e.g. speed, method of driving, exceeding weight restrictions on a given road, etc., then the neighbors are best advised to contact the Baltimore County Police Department and request that appropriate citations are issued. However, insofar as the instant matter is concerned, I have issued my decision. As noted in my prior Order, there is an active zoning violation on this property relative to the subject vehicle and the Petition for Variance was filed in an attempt to resolve the matter. If Mr. Streicker continues to park the vehicle on the property, he will be subject to fines and/or other penalties by the Code Enforcement Division of the Department of Permits and Development Management, which prosecutes individuals for violation of the zoning regulations.

6th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September, 2001 that the Motion for Reconsideration filed in the above-captioned matter, be and the same is hereby DENIED.

The Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Jerry L. Streicker, Jr., 110 Conewood Road, Reisterstown, Md. 21136
Mr. & Mrs. Harry A. Williams, 112 Conewood Road, Reisterstown, Md. 21136
Mr. & Mrs. Louis Manno, 111 Conewood Road, Reisterstown, Md. 21136
Mr. Larry Townsend, 1111 Longbrook Road, Lutherville, Md. 21093
Code Enforcement Division (DPDM); People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 9/6/01

By [Signature]



Baltimore County
Zoning Commissioner

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

August 2, 2001

Mr. & Mrs. Jerry L. Streicker, Jr.
110 Conewood Road
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
N/S Conewood Road, 187' E of the c/l Lindellen Avenue
(110 Conewood Road)
4th Election District - 3rd Council District
Jerrold L. Streicker, Jr., et ux - Petitioners
Case No. 01-472-A

Dear Mr. & Mrs. Streicker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Harry A. Williams
112 Conewood Road, Reisterstown, Md. 21136
Mr. & Mrs. Louis Manno
111 Conewood Road, Reisterstown, Md. 21136
Mr. Larry Townsend, 1111 Longbrook Road, Lutherville, Md. 21093
Code Enforcement Division (DPDM); People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 110 CONEWOOD RD.

which is presently zoned DR.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 Variance from Section(s) 431 B.3.a. To Permit A

commercial vehicle with visible equipment (ladders & welders.)

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

(See Attached)

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Case No. 01-472-A

R20 9/15/98

Legal Owner(s):

Jerry L. Streicker Jr.
Name - Type or Print _____

[Signature]
Signature _____

Monica A. Streicker
Name - Type or Print _____

Monica A. Streicker
Signature _____

110 Conewood Rd (410) 833-5658
Address _____ Telephone No. _____

Reisterstown Md 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

Home # (410) 833-5658
Name _____

Work # (301) 748-0221
Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 05-08-01

Hardships

- Necessary to store vehicle @ House for work.
- Work in Baltimore area construction sites and Base Company is in Frederick, so can't store the truck there
- My crew lives local to Reisterstown which are picked up daily for work.
- Protection against equipment theft. Truck must BE WHERE I CAN GUARD IT.

Zoning Description For 110 Conewood Rd.

Beginning at a point on the west side of Conewood Rd. which is 50' feet wide at the distance of 187' feet east of the Centerline of the nearest improved intersecting street Lindellen which is 50' feet wide. Being Lot #1, Block E, Section One, Academy Acres, Plat Book G.L.B. No. 23, Folio # 95, containing 11,438 Square Feet. Also Known as 110 Conewood Rd. and located in the 4th Election District of Academy Acres.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92877

DATE 05-08-01 ACCOUNT R 601-006-C150

AMOUNT \$

50.00

RECEIVED
FROM:

JERRY STREICKER

FOR:

RES. VIZ.

TOTAL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

01-472-A

PAID RECEIPT

PAYMENT ACTUAL TIME
5/09/2001 5/08/2001 16:00:26

CLB WSO-1 CASHIER DIAL DND DEBITER 2
RECEIPT # 140764 OFLN

5 528 ZONING VERIFICATION
CR 10. 072877

Recpt. tot 50.00
.00 CR 60.00 CA
10.00- CG

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-472-A
110 Conewood Road
N/S Conewood Road,
187 W Lindellen Street
4th Election District
3rd Councilmanic District
Legal Owner(s): Monica A
& Jerry L. Stricker, Jr.
Variance: to permit a commercial vehicle with visible equipment (ladders & welders) not parked within a fully enclosed structure.
Hearing: Thursday, July 5, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/6/733 June 19 C475902

CERTIFICATE OF PUBLICATION

6/21, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/19, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

RE: Case No.: 01-472-A

Petitioner/Developer: _____

Monica + Jerry Streicker

Date of Hearing/Closing: 7-05-01

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 110 Conewood Road

Reisterstown, MD 21136

The sign(s) were posted on June 14, 2001
(Month, Day, Year)

Sincerely,

Stacy Gardner 6/14/01
(Signature of Sign Poster and Date)

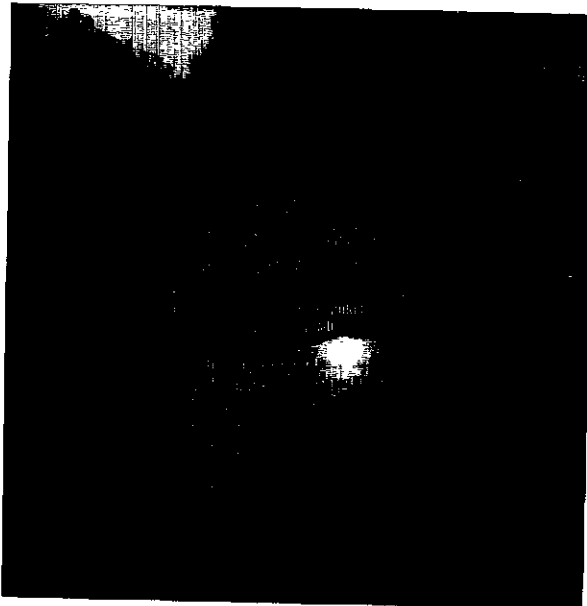
Stacy Gardner

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)



RECEIVED
JUN 18 2001
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



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

June 6, 2001

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: 01-472-A
110 Conewood Road
N/S Conewood Road, 187' W Lindellen Street
4th Election District – 3rd Councilmanic District
Legal Owners: Monica A & Jerry L Streicker Jr.

Variance to permit a commercial vehicle with visible equipment (ladders & welders) not parked within a fully enclosed structure.

HEARING: Thursday, July 5, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Monica A & Jerry L Streicker Jr, 110 Conewood Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 20, 2001.**
- (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, June 19, 2001 Issue – Jeffersonian

Please forward billing to:
Jerry & Monica Streicker
110 Conewood Road
Reisterstown MD 21136

410 833-5658

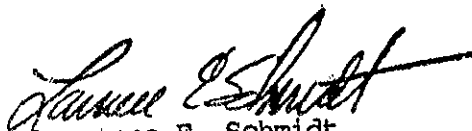
NOTICE OF ZONING HEARING

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: 01-472-A
110 Conewood Road
N/S Conewood Road, 187' W Lindellen Street
4th Election District – 3rd Councilmanic District
Legal Owners: Monica A & Jerry L Stricker Jr.

Variance to permit a commercial vehicle with visible equipment (ladders & welders) not parked within a fully enclosed structure.

HEARING: Thursday, July 5, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
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.

RE: PETITION FOR VARIANCE
110 Conewood Road, N/S Conewood Rd,
187' W of Lindellen St
4th Election District, 3rd Councilmanic

Legal Owner: Jerry L. & Monica A. Streicker, Jr.
Petitioner(s)

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

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Jerry L. & Monica A. Streicker, Jr., 110 Conewood Road, Reisterstown, MD 21136, Petitioners.


PETER MAX ZIMMERMAN

**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: 01-472-A

Petitioner: Jerry + Monica Streicker

Address or Location: 110 Conewood Rd., Reisterstown, Md. 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jerry + Monica Streicker

Address: 110 Conewood Rd.
Reisterstown, Md. 21136

Telephone Number: (410) 833-5658



Baltimore County
Department of Permits and
Development Management

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

June 29, 2001

Monica A & Jerry L Stricker
110 Conewood Road
Reisterstown MD 21136

Dear Mr. & Mrs. Stricker:

RE: Case Number: 01-472-A, 110 Conewood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 8, 2001.

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: People's Counsel





Baltimore County
Fire Department

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

June 5, 2001

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 May 21, 2001

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

REVIEWER: LIEUTENANT JIM MEZICK, 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
INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item Nos. 461, 463, 464, 465, 466, 467,
469, 470, 472, 473, 474, 475, 478, 480,
483, and 006

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

RWB:HJO:jrb

cc: File

fp
7/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: 110 Conewood Road

INFORMATION:

Item Number: 01-472

Petitioner: Jerry L. Striker, Jr.

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is of the opinion that this a request for a "use variance." This office believes that the testimony and evidence presented at the time of the hearing will determine whether or not the relief requested is appropriate.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey M. Long
AFK:MAC:

Miscellaneous Metals, Inc.

5719 Industry Lane • P.O. Box 3818 • Frederick, Maryland 21705-3818

LOCAL: (301) 695-8820 FAX: (301) 663-4616

D.C. METRO: (301) 428-3666 MD TOLL FREE: 800-492-7828

www.miscellaneous-metals.com

June 22, 2001

Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Arnold Jbalon
Director

Ref: Case Number: 01-472-A
110 Conewood Road
N/S Conewood Road, 187' W Lindellen Street
4th Election District – 3rd Councilmanic District
Legal Owners: Monica & Jerry L. Streicker, Jr.

TO WHOM IT MAY CONCERN:

Mr. Jerry L. Streicker, Jr. was hired by Miscellaneous Metals, Inc. under the agreement to work in the Baltimore Metro Area. It would not be cost effect for Miscellaneous Metals to have Mr. Streicker to come to Frederick everyday to pick up our company vehicle to report to his assigned project in the Baltimore Metro Area.

Please consider in Mr. Streicker's favor to park his vehicle at his residence. The value of the Truck and Equipment is estimated at \$50,000.00 and the need for Mr. Streicker to keep the truck at his residence is of utmost importance to Miscellaneous Metals.

Thank you for your consideration and cooperation in this matter. If you are in need of further assistance, please contact me directly.

Sincerely,
Miscellaneous Metals, Inc.



Mike Tayman
Field Operations Manager

cc: J. Reynolds, Human Resources

Mr. & Mrs. Jerry L. Streicker, Jr.
110 Conewood Road
Reisterstown, Maryland 21136

RE: Request for Reconsideration

Case # 01-472-A

Dear Mr. Lawrence Schmidt,

On August 2, 2001 you made a decision in this case to deny the variance of a commercial vehicle with exposed equipment in a residential area and gave an alternative. The alternative was to either construct a garage to enclose the vehicle or remove the vehicle from the property.

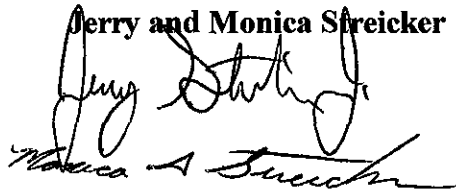
I would now like to request a reconsideration or alteration on the garage possibility. If a privacy fence with a gate was constructed along the back half of my driveway, it would completely enclose the commercial vehicle. (Refer to the sketches attached.)

Building a garage at this time is a costly option that is beyond my budget. Also the time allowance of 30 days is unrealistic in an addition of that size.

Please consider a privacy gate enclosure as a substitute for a garage. Thank you for your time.

Sincerely,

Jerry and Monica Streicker

Handwritten signatures of Jerry and Monica Streicker. The signature of Jerry is above the signature of Monica. Both are in cursive script.

AUG 29 2001

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 6, 2001
TO: W. Carl Richards, Jr.
Zoning Review Supervisor
FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement
SUBJECT: Item No.: 472
Legal Owner/Petitioner: Monica A. & Jerry L. Stricker, Jr.
Property Address: 110 Conewood Road
Location Description: N/S Conewood Road, 187' W Lindellen Street

MAIL
6-7-01

VIOLATION INFORMATION: Case No.: 01-1821
Defendants: Monica A. Richards & Jerry L. Streicker, Jr.
Address: 110 Conewood Avenue

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 regarding the hearing date:

NAME	ADDRESS
Mary E. Williams	112 Conewood Avenue, Reisterstown 21136

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:

Complaint letter with photo
Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Photographs including dates taken
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 Rioux

4/18/01

JT
↑

N.C.K.

01-1099

APR 18 2001

I am writing this letter in reference to a situation involving a neighbor & possible violation of zoning laws. The address is:

110 Concord Ave.

Liseterstown, Md. 21136

Our neighbor's home presents an eyesore in our neighborhood. This home is located on the end of deadend street. There is hardly room for their car pickup truck and bikes, let alone a commercial vehicle.

I have enclosed a picture of the commercial

vehicle.

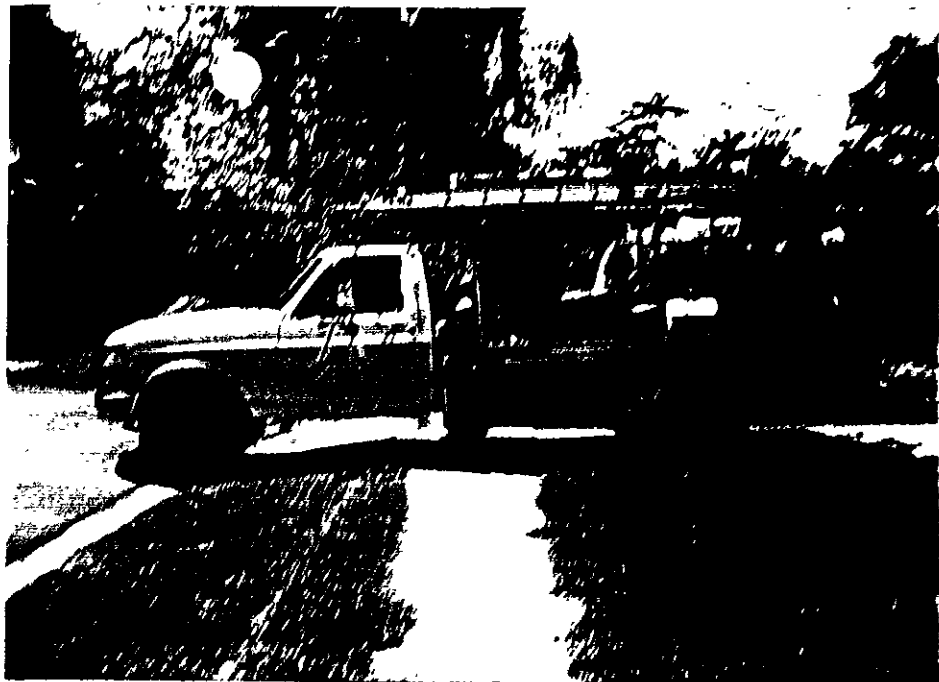
Supposedly parking of
any commercial vehicle
in the driveway or front
of the home is
prohibited by current
Zoning laws.

I would appreciate
any help you could
give me in this
matter.

Thank you,
Mary E. William

112 Conewood Ave.
Sisters Town Md. 21136
410-8334167

Home from Work - 4:00 P.M.



DE ENFORCEMENT REPORT

DATE: 4 / 19 / 01 INTAKE BY: W CASE #: 01-1821 INSPEC: 10

COMPLAINT LOCATION: 110 Corewood Ave

ZIP CODE: 21136 DIST: _____

COMPLAINANT NAME: Mary Williams PHONE #: (H) 833-4167 (W) _____

ADDRESS: 112 Corewood Ave ZIP CODE: 21136

PROBLEM: Commercial veh. on Res. Property

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 04-19-057350 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 4192001 Intake: GAWEL, M Act: Case #: 01-1821

Insp: RIOUX, D Insp Grp: ENF Insp Area: 10 Tax Acct: 419052350

Address: 110 CONEWOOD AVE Apt #: Zip: 21136

Problem Descript.: COMMERCIAL VEHICLE ON RESIDENTIAL PROPERTY;

MAP: 16 C 10

Complainant Name (Last): WILLIAMS (First): MARY

Complainant Addr: 112 CONEWOOD AVE

Complainant City: State: Zip: 21136

Complainant Phone (H): 4108334167 (W):

Date of Reinspection: 6152001 Date Closed: Delete Code (P):

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Notes: 4/20/01 DID NOT OBSERVE ANY COMMERCIAL VEHICLES AT TIME OF THIS INSP
ACTION . CALLED & SPOKE W/ COMPLAINANT. P/U 4/30/01(D.R) *****
5/1/01 TOOK 1 PHOTO. VIOLATION NOTICE. P/U FOR COMPLAINEE ON 6/15/01 .CALLED C
OMPLAINANT(D.R)

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

DATE: 04/19/2001

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 11:30:15

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
04 19 052350 04 1-1 04-00 H NO 01/08/01

STREICKER JERRY L, JR

DESC-1.. IMPS

RICHARDS MONICA A

DESC-2.. ACADEMY ACRES

110 CONEWOOD RD

PREMISE. 00110 CONEWOOD

AVE

REISTERSTOWN

MD 21136-3005

FORMER OWNER: BORDWINE JOHNNY E

00000-0000

----- FCV -----		----- PHASED IN -----		
PRIOR	PROPOSED	CURR	CURR	PRIOR
LAND: 32,740	32,740	FCV	ASSESS	ASSESS
IMPV: 58,690	69,600	TOTAL.. 95,066	95,066	36,570
TOTL: 91,430	102,340	PREF... 0	0	0
PREF: 0	0	CURT... 95,066	95,066	36,570
CURT: 91,430	102,340	EXEMPT. 0	0	0
DATE: 08/97	03/00			

---- TAXABLE BASIS ----		FM DATE
01/02 ASSESS:	95,066	11/09/00
00/01 ASSESS:	36,570	06/01/00
99/00 ASSESS:	36,240	06/04/99

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

PHOTOGRAPHIC RECORD

Citation/Case Number: 01-1821

Date of Photographs: 4-24-01



HEREBY CERTIFY that I took the 1 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

Dennis R. Ruff
Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspection 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. 01-1821	Property No. 04-19-052350	Zoning: D.R.5.5
-------------------------------------	-------------------------------------	---------------------------

Name(s): **Jessy L. Steicher Jr.
Monica A. Richards**

Address: **110 Conewood Rd.**

Violation Location: **same as above**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BCZR 101; 102.1; 1B01, 1A; 431

**Commercial vehicles are not
permitted in a residential zone
remove vehicle**

\$ 200.00 a day fine

Paste D + mailed

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

On or Before: 6-15-01	Date Issued: 4-24-01
---------------------------------	--------------------------------

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 **DENNIS RIBUX**

INSPECTOR: **Dennis Ribux**

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:

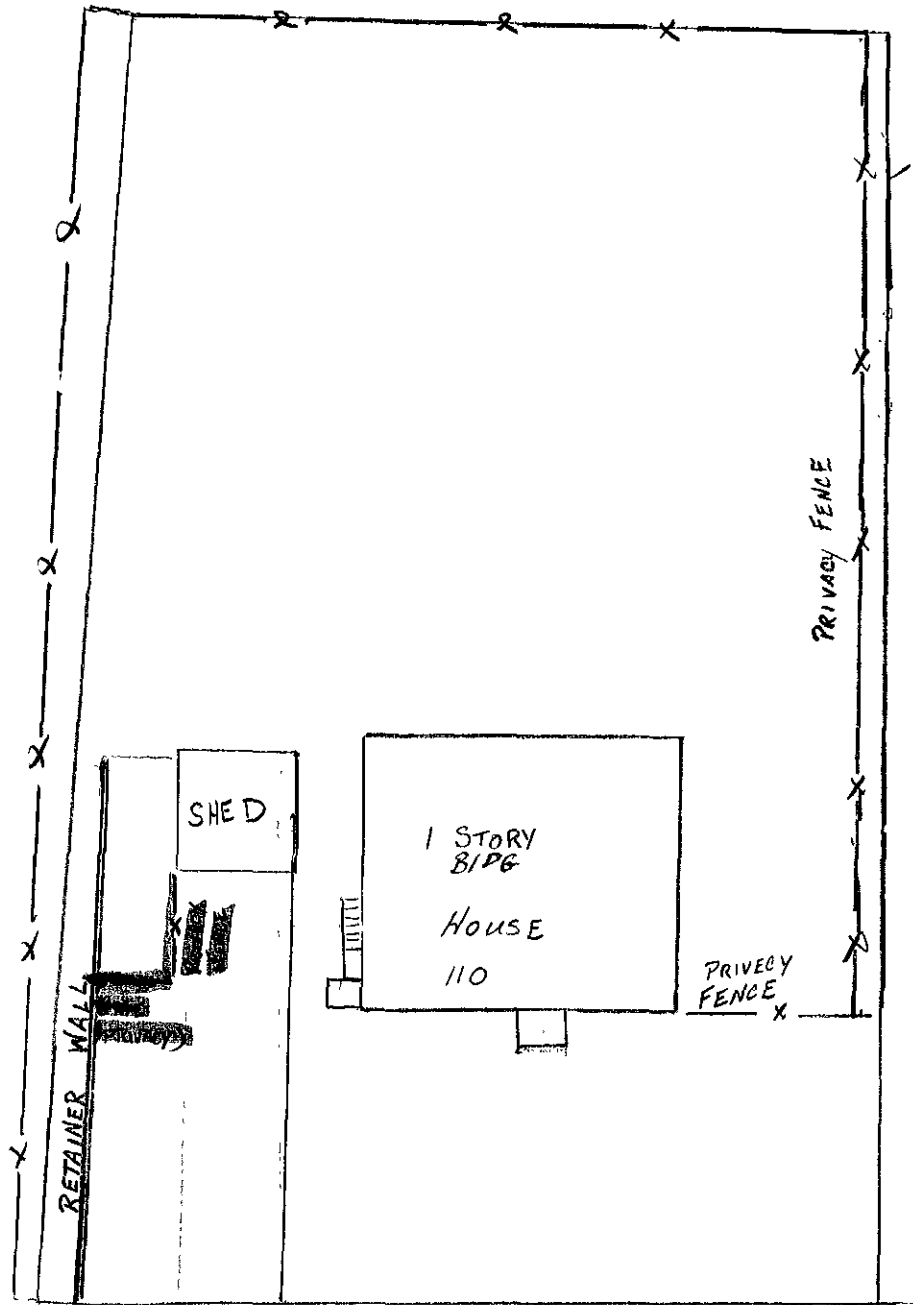
Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY

ADDITION THAT WILL ENCLOSE TRUCK

NO
NEIGHBOR



CONEWOOD RD

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Jerry Stricker Jr.

Monica Stricker

ADDRESS

110 Conewood Rd.

110 Conewood Rd.



Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Case Number 01-472A

PLEASE PRINT LEGIBLY

CITIZEN

~~PROTESTANT'S SIGN-IN SHEET~~

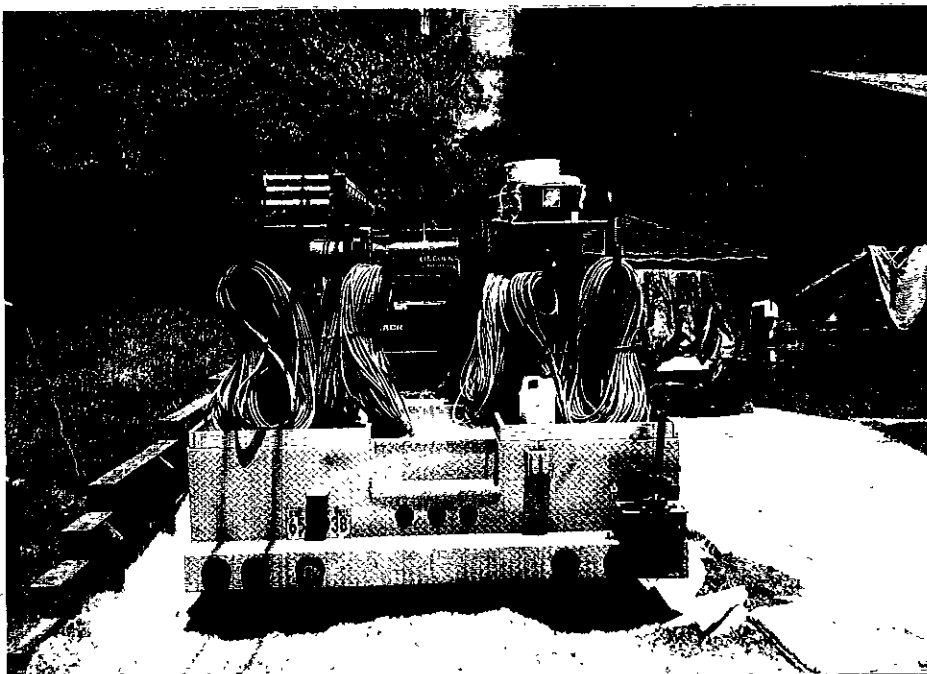
[illegible]

addl.
photographs

#01-472-A







Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 110 CONEWOOD RD.

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

Subdivision name: ACADEMY ACRES LOT #1

plat book # 23, folio # 95, lot # 1, section # —

OWNER: JERROLD & MONICA STREICKER LOT 7

HANNA
MOORE
RECREATION
FIELDS.

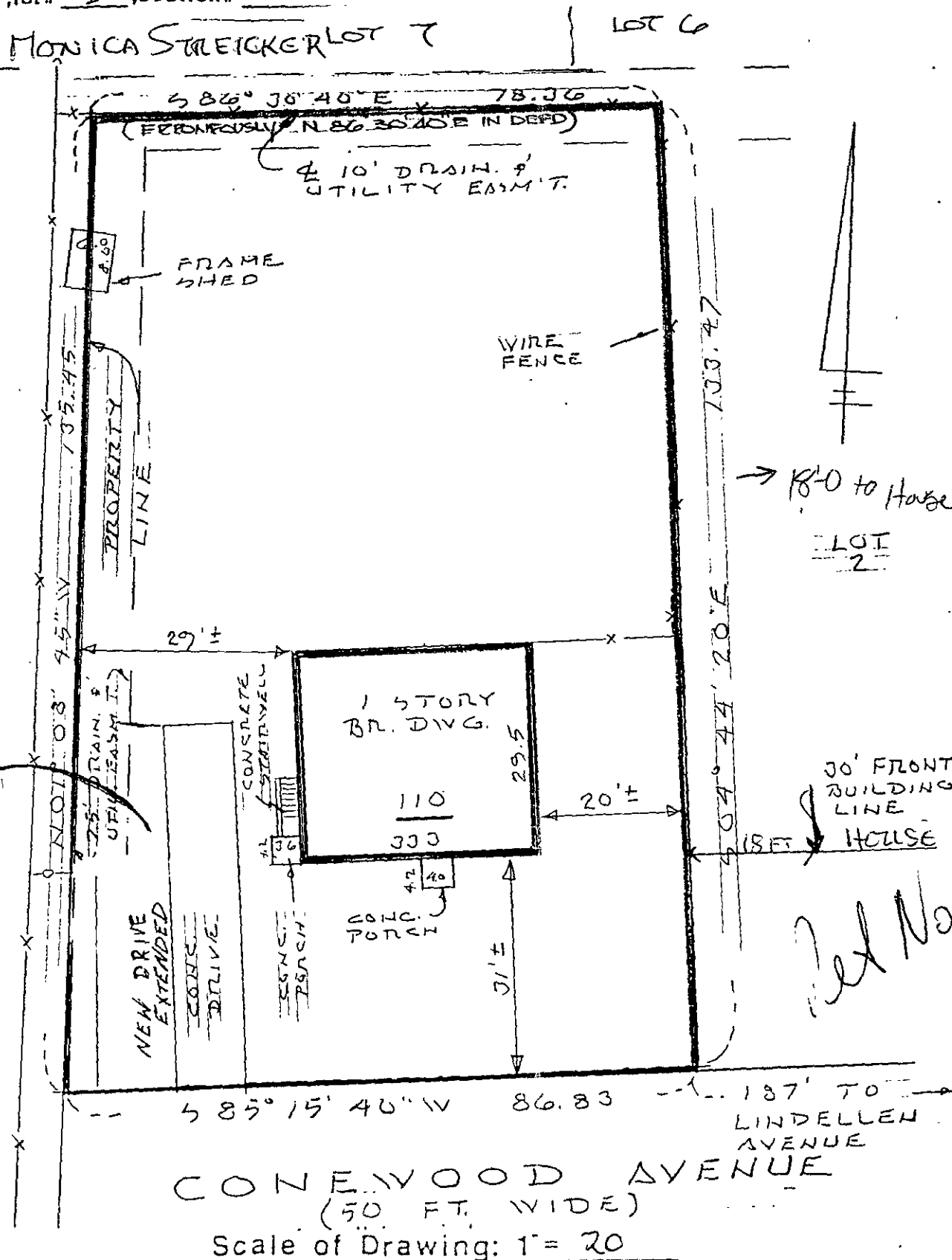
Vacant
Lot

Commercial
Vehicle
PARKING

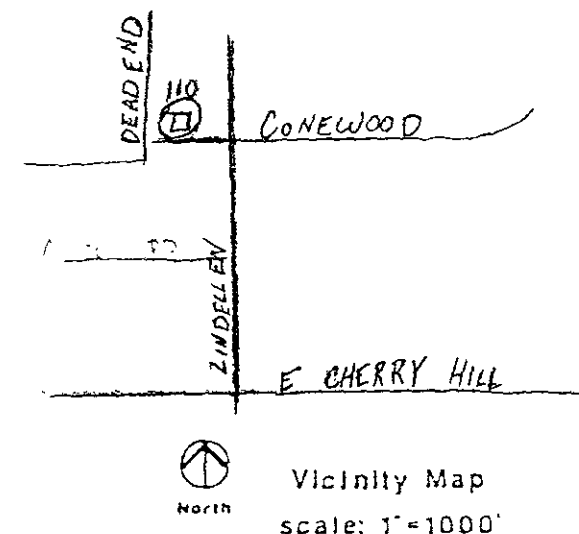


North

date: _____
prepared by: _____



VICINITY MAP



LOCATION INFORMATION

Election District: 4TH

Councilmanic District: 3RD

1" = 200' scale map #: NW 15-J

Zoning: DR.3.5

Lot size: 0.48 AC. 11,438 SQ. FT.
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

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

SOA

01-477-A

