

IN RE: PETITION FOR SPECIAL EXCEPTION
SW/Corner York Road & Padonia Road,
290' NW of c/l Roosevelt Street
(2430 York Road)
8th Election District
3rd Council District

Joseph Gennuso, Owner;
Stephen Odenheimer, Lessee

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-441-X
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Joseph Gennuso, and the Contract Lessee, Stephen Odenheimer, through their attorney, F. Vernon Boozer, Esquire. The Petitioners request a special exception for a service garage use on the subject property, trading under the business known as Budget Rent-A-Car. 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 Joseph Gennuso, property owner, Stephen Odenheimer, Lessee, Alan Scoll, Registered Landscape Architect who prepared the site plan for this property, and F. Vernon Boozer, Esquire, attorney for the Petitioners. Appearing as a Protestant in the matter was Larry Townsend, on behalf of the Greater Timonium Community Council.

Testimony and evidence offered revealed that the subject property is located on the southwest corner of York Road and Padonia Road in Timonium. The property contains a gross area of .39 acres, more or less, zoned B.L.-A.S. and is improved with a two-story building. The property also features a macadam-paved parking lot containing 17 spaces. At issue in this case is the use of the building. Presently, a barbershop and a tax office occupy the first floor of the building, and the second floor is occupied by a Budget Rent-A-Car franchise, which is the subject of the instant Petition. Apparently, the rental car business has been in operation for a brief period and was the subject of a complaint registered with the Code Enforcement Division of the Department of Permits and

ORDER RECEIVED FOR FILIN
Date 6/19/02
By [Signature]

Development Management. As the result of that complaint, the Petitioners were cited with a zoning violation notice and were advised to file the instant Petition to legitimize the use.

Under Section 101 of the B.C.Z.R., the proposed use is considered a service garage. Essentially, that definition provides that the servicing, repair, sales, storage or rental of vehicles is encompassed within the service garage use. Although there is no repair or maintenance of vehicles on the subject site, the storage and rental aspect of the subject business results in a finding that the use is that of a service garage.

Mr. Odenheimer is the Proprietor of the Budget Rent-A-Car business on the subject site. He indicated that he maintains a fleet of cars at this location and leases them to the public. Typically, his clients are those individuals whose vehicles are being repaired or are otherwise unavailable, or those individuals who need a particular vehicle for a specific occasion. The largest vehicle maintained on the property is a 15-passenger van. There are no trucks kept on the site, except for those returned by a customer as part of the nationwide truck fleet maintained by Budget Rent-a-Car. Mr. Odenheimer noted that there is no new construction proposed for this site in that the business office will be entirely contained within the second floor of the existing building.

Mr. Scoll presented the site plan for this property and also described the surrounding area. This section of York Road contains a commercial core of the Timonium/Cockeysville area. There are commercial/retail uses in the vicinity, including gasoline service stations in the immediate area. Mr. Scoll opined that the proposed use meets the requirements of Section 502.1 of the B.C.Z.R. In sum, he believes that the use will not be detrimental to the health, safety and general welfare of the locale.

Mr. Townsend appeared on behalf of the Greater Timonium Community Council. His association does not object to the use, per se, but requests that certain conditions be imposed upon the use to minimize its impact on the surrounding locale. Similar concerns were offered within the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning. That Office suggests a limit in the number of vehicles stored on the site as well as certain other restrictions on the use of the property.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Exception. In my judgment, the use is appropriate at this location. I am satisfied that the proposal meets the requirements of Section 502.1 of the B.C.Z.R. and will not detrimentally impact the health, safety or general welfare of the surrounding locale. However, in granting the relief I will impose certain conditions. First, there shall be no more than 12 vehicles stored on the property at any one time. In this regard, Mr. Odenheimer indicated that he has a fleet of approximately 30 cars and that he expects a utilization rate of 82%. Thus, if his projection is accurate, there would obviously be less than 12 cars on the lot at any given time. However, that will be the maximum allowed. Secondly, there will be no trucks or other large vehicles stored on the premises. Although the occasional return of a truck by a customer who leased through Budget's nationwide Rent-A-Car business is expected, that truck must be removed within 24-hours of its return. The largest vehicle that can be rented from these premises will be the 15-passenger van as described above. Third, there will be no increase in the area of signage on the site. In this regard, the property presently features an 18' x 6', five-panel sign which can be changed to reflect the names of the current tenants. No additional signs will be permitted. Fourth, other than routine vacuuming and cleaning of vehicles on the site, there shall be no maintenance or repair work and no body and fender work performed on the premises. All mechanical repairs shall be performed off-site. Fifth, there will be no additions to the existing building without a public hearing to amend the site plan. The footprint of the building shall remain as it presently exists.

It is also to be noted that the Office of Planning suggested certain landscaping on the subject site as a condition of approval of the special exception. Photographs submitted at the hearing show that the rear of the property is improved with a fence and some vegetation; however, opportunities for landscaping along the front and north sides of the property are limited. In this regard, the property immediately abuts the right turn lane for traffic eastbound on Padonia Road and turning southbound onto York Road. I am reluctant to require landscaping which might detrimentally impact traffic conditions at this heavily traveled intersection. Additionally, the relatively small area of lawn along the front of the property affords little room for landscaping. Under these circumstances, I decline to require that additional landscaping be provided.

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

19th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of June, 2002 that the Petition for Special Exception for a service garage, trading under the business known as Budget Rent-A-Car, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no more than 12 vehicles stored on the subject property at any one time.
- 3) There shall be no trucks or other large vehicles stored on the premises, but for the occasional return of a truck by a customer who leased through Budget's nationwide Rent-A-Car business. However, that truck must be returned from the site within 24-hours of its return. The largest vehicle that can be rented from these premises will be the 15-passenger van as described above.
- 4) There will be no increase in the area or number of signs on the site.
- 5) But for routine vacuuming and cleaning of vehicles on the site, there shall be no maintenance or repair work and no body and fender work performed on the premises. All mechanical repairs shall be performed off-site.
- 6) There will be no additions to the existing building without a public hearing to amend the site plan.
- 7) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

June 19, 2002

F. Vernon Boozer, Esquire
Covahey & Boozer
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SW/Corner York Road & Padonia Road, 290' NW of the c/l Roosevelt Street
(2430 York Road)
8th Election District – 3rd Council District
Joseph Gennuso, Owner; Stephen Odenheimer, Lessee - Petitioners
Case No. 02-441-X

Dear Mr. Boozer:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Gennuso, 2419 Crestnoll Road, Reisterstown, Md. 21136
Mr. Stephen Odenheimer, 21247 Smokehouse Court, Ashburn, VA 20147
Mr. Alan Scoll, D. S. Thaler & Assoc., Inc., 7115 Ambassador Rd., Baltimore, Md. 21244
Mr. Larry Townsend, 1111 Longbrook Road, Lutherville, Md. 21093
Office of Planning; Code Enforcement Division, DPDM; People's Counsel; Case File

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



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2430 York Rd.

which is presently zoned AL-AS

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for service garage "Budget Rent a Car"

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

I, or we, agree to pay expenses of above Special Exception, 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:

Stephen Odenheimer

Name - Type or Print

[Signature]

Signature

21247 Smokehouse Ct 703 906 0157

Address

Ashburn

VA

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

F. VERNON BOOZER

Name - Type or Print

[Signature]

Signature

COVAHEY & BOOZER, P.A.

Company

614 BOSLEY AVENUE

(410) 828-9441

Address

TOWSON, MD 21204

City

State

Zip Code

Legal Owner(s):

JOSEPH GENNUSO

Name - Type or Print

[Signature]

Signature

Name - Type or Print

Signature

2419 C. E. ST. N. Rd. 21136

Address

Telephone No.

KEISERVIEW, MD.

410-253-3791

City

State

Zip Code

Representative to be Contacted:

ALAN E. SCHOLL

Name D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD, P.O. BOX 47428

Address

Telephone No.

BALTIMORE, MD 21244-7428

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF

Date 4/11/02

REV 09/15/98

ORDER RECEIVED FOR FILING
Date _____
By _____

April 8, 2002

2430 York Road

Description to Accompany Zoning Petition
(for Zoning purposes only)

Beginning at a point located approximately 290 feet Northwest of the intersection of Roosevelt Street and York Road, (Maryland Route 45) said point having Baltimore County coordinates of N 57,520, W 4,835 and running reversely for the following six courses and distances:

1. North 15°15'20" West 86.11 feet, more or less, to a point; thence,
2. North 50°02'19" West 69.82 feet to, more or less, a point; thence,
3. South 84°20'30" West 41.37 feet, more or less, to a point; thence
4. South 77°42'00" West 26.00 feet, more or less, to a point; thence,
5. South 12°18'00" East 146.00 feet, more or less, to a point; thence,
6. North 77°42'00" East 114.27 feet, more or less to the point of
beginning.

Containing approximately 0.33 acres located in the First Eighth District and
Third Councilmanic District of Baltimore County.



#441

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12656

DATE 4-11-02 ACCOUNT 001-006-0150

AMOUNT \$ 300.00

RECEIVED FROM: Vehicle Transportation Services, LLC

2430 York Rd

FOR: Special Exception

ITEM # 411
TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/11/2002 4/11/2002 10:43:51
REG 0003 WALKIN DDCL DMD DRAHER 2
>> RECEIPT # 239470 4/11/2002 OFLN
DEPT 5 528 ZONING VERIFICATION
CR NO. 012656

Recpt Tot \$300.00
300.00 CK .00 CA
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: #02-441-X
2430 York Road
W/S of York Road, 290' N of
centerline of Roosevelt Street
8th Election District
3rd Councilmanic District
Legal Owner(s):
Joseph Gennuso
Contract Purchaser:
Stephen Odenheimer

Special Exception: to permit use for herein described property for service garage "Budget Rent a Car".

Hearing: Monday, June 3, 2002 at 2:00 p.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.

5/217 May 16 C538456

CERTIFICATE OF PUBLICATION

5/16/, 2002

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 5/16/, 2002.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-441-X

Petitioner/Developer: Steve Odenheimer

Vehicle Transportation Services

Date of Hearing/Closing: 6-3-02

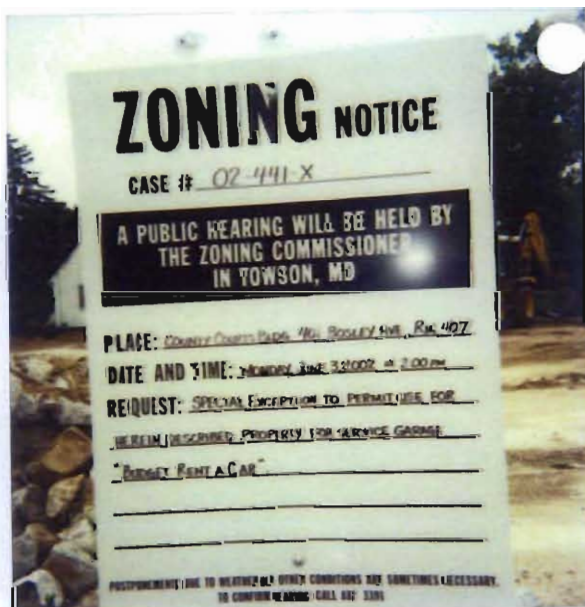
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 2430 York Road
Timonium, MD 21093

The sign(s) were posted on May 14, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 5/14/02
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

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

(City, State, Zip Code)

410-781-4000

(Telephone Number)

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: 02-441-X

Petitioner: Joseph Gennuso

Address or Location: ~~2419 Crest Mall Rd. Reisterstown, MD 21138~~
2430 YORK RD. Timonium MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Covakay + Boozer, P.A.

Address: 614 Bosley Avenue
Towson, MD 21204

Telephone Number: (410) 828-9441

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 16, 2002 Issue – Jeffersonian

Please forward billing to:
F. Vernon Boozer
Covahey & Boozer
614 Bosley Avenue
Towson MD 21204

410 828-9441

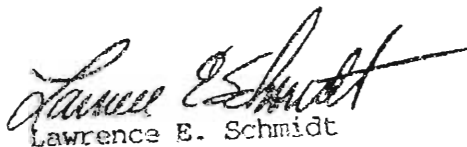
NOTICE OF ZONING HEARING

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: 02-441-X
2430 York Road
W/S of York Road, 290' N of centerline of Roosevelt Street
8th Election District – 3rd Councilmanic District
Legal Owner: Joseph Gennuso
Contract Purchaser: Stephen Odenheimer

Special Exception to permit use for herein described property for service garage
"Budget Rent a Car".

HEARING: Monday, June 3, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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

May 1, 2002

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: 02-441-X

2430 York Road

W/S of York Road, 290' N of centerline of Roosevelt Street

8th Election District – 3rd Councilmanic District

Legal Owner: Joseph Gennuso

Contract Purchaser: Stephen Odenheimer

Special Exception to permit use for herein described property for service garage "Budget Rent a Car".

HEARING: Monday, June 3, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director *GDZ*

C: F. Vernon Boozer, Covahey & Boozer, 614 Bosley Avenue, Towson 21204
Joseph Gennuso, 2419 Crestnoll Road, Reisterstown 21136
Stephen Odenheimer, 21247 Smokehouse Court, Ashburn VA 20147
Alan E Scholl, D.S. Thaler & Associates Inc, 7115 Ambassador Road,
Baltimore 21244-7428

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 18, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 31, 2002

F. Vernon Boozer
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Boozer:

RE: Case Number: 02-441-X , 2430 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 2002

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.
Supervisor, Zoning Review

WCR:
Enclosures

c: Joseph Gennuso, 2419 Crestnoll Road, Reisterstown MD 21136
Stephen Odenheimer, 21247 Smokehouse Ct., Ashburn, VA 20147
Alan E. Scholl, D.S. Thaler & Associates Inc. 7115 Ambassador Road
Baltimore, MD 21244-7428
People's Counsel

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





Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 22, 2002

ATTENTION: George Zahner

RE: 2430 York Rd.

Location: DISTRIBUTION MEETING OF April 22, 2002

Item No.: 441

Dear Mr. Zahner:

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

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for April 22, 2002
Item Nos. 424, 427, 428, 429, 430, 431,
433, 434, 435, 436, 437, 438, 439, 440,
441 and 442

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

RWB:CEN:cab

cc: File

les
4/3

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/RLT*

DATE: May 31, 2002

SUBJECT: Zoning Item 441
Address 2430 York Road

Zoning Advisory Committee Meeting of April 22, 2002

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Additional Comments:

There is a 100 year floodplain associated with the stream as it emerges under York and Padonia roads. It has been engineered and approved by public works in association with a water quality facility that will be built on the adjacent property. The floodplain extends into the existing parking lot.

Reviewer: Dave Lykens

Date: May 14, 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 30, 2002

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

SUBJECT: 2430 York Road

INFORMATION:

Item Number: 02-441

Petitioner: Joseph Gennuso

Zoning: BL-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request provided the following are met:

1. No more than 10 vehicles shall be parked on-site related/or associated with the rental car facility (i.e. 3 for customer, 7 rental cars). All rental vehicles should be parked in the rear parking spaces.
2. Submit a landscape plan to the Office of Planning for review and approval prior to the issuance of any permit. The plan should include street trees and hedges along York Rd.
3. A 6-foot (green) slotted chain link fence with a 3-foot wide landscaped buffer along the rear property line should be provided with additional plantings on the north and south end of the property.
4. The site plan should reflect curb cut with entry and exit ground markings.

Prepared by: Mae A. Cunniff

Section Chief: Arnold F. Keller

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 441

JRF

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45, are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

1-

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

RE: PETITION FOR SPECIAL EXCEPTION
2430 York Road, W/S York Rd,
290' N of c/l Roosevelt St
8th Election District, 3rd Councilmanic

Legal Owner: Joseph Gennuso
Contract Purchaser: Stephen Odenheimer
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-441-X

* * * * *

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 2nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: April 22, 2002

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

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

SUBJECT: Item No. : 441
Case No.: 02-441-X
Legal Owner/Petitioner: Stephen Odenheimer

Property Address: 2430 York Road

Location Description: W/Side of York Road at the distance of 290 North of the center
line of Roosevelt Street

VIOLATION INFORMATION: Case No.: 02-1348

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

Mr. Caslin **4 Roosevelt Road, Baltimore, MD 21093**

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 Intake Form/Code Enforcement Officer's report and notes
Correction Notices

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/lrs

c: Code Enforcement Officer Len Wasilewski

CODE ENFORCEMENT REPORT

WCF

DATE: 3 11 162 INTAKE BY: RC CASE #: 02-1348 INSPEC: 14

COMPLAINT LOCATION: 2430 York Rd. ZIP CODE: 21204 DIST: _____

COMPLAINANT NAME: Mr. Castin PHONE #: (H) _____ (W) _____

ADDRESS: 4 Roosevelt Rd. ZIP CODE: 21093

PROBLEM: Banner on York Rd.

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

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 08-07-016440 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-1348	Property No. 08 07 016440	Zoning: BL-AS
Name(s): Joseph Gennuso 2419 Crestroll Rd		
Address: Reisterstown Md 21136-5603		
Violation Location: 2430 York Rd		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

1.) Remove all temporary signs/banners
and/or permanent signs erected
without permits.

Bcc 7-36 BCL 105
Potential 1000.00 fine

BCZR 102.1 450.4
posted
+ mailed

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

On or Before: 3/17/02	Date Issued: 3/12/02
--------------------------	-------------------------

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 Wasilewski

INSPECTOR: [Signature]

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 3/17/02	Date Issued: 3/12/02
----------------------------	-------------------------

INSPECTOR: [Signature]

AGENCY



Baltimore County
Department of Permits and
Development Management

Code Inspections & 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. 02-1348	Property No. 0807 016 440	Zoning: BL-AS
Name(s): Joseph Gennuso 2419 Crestroll Rd		
Address: Reisterstown Md 21136-5603		
Violation Location: 2430 York Rd. 21204		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

1. Cease to operation of a service garage without a special exception.

Note: Vehicles may not be kept/stored or delivered for remuneration at this site without a special exception.

BEZR 230.13.102.1; 101 of Sec

Att: Steve Odenheimer Resident

Budget Car & Truck Rental

8916 McGAW Ct Columbia, Md 21045

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

On or Before: 4/13/02	Date Issued: 3/13/02
---------------------------------	--------------------------------

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 WASILEWSKY

INSPECTOR: **Wosilewski**

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

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD, P.O. BOX 47428, BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684 EMAIL dsta@erols.com

TO: ZONING OFFICE
BALTIMORE COUNTY, MARYLAND
111 W. CHESAPEAKE AVENUE
TOWSON, MD 21204
ATTN: MR. JUNE FERNANDO

DATE: April 11, 2002
RE: 2430 YORK ROAD
DST&A PN: 2573
PDM #: _____

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

- ☒ Herewith
☐ Regular U.S. Mail
☒ Hand Delivered
☐ Federal Express/Courier Service

NO.	DESCRIPTION
1 SET	ZONING FILING PACKAGE: 12 PLATS, 1 - 200 SCALE ZONING MAP, 3 DESCRIPTIONS, 3 PETITIONS AND FILING FEE

Remarks: _____

- ☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

Enclosure ☒ F. VERNON BOOZER, ESQ.
cc: file ☒ STEVE ODENHIEMER
cc: Client ☒ ALAN E. SCOLL, RLA

Sincerely yours,


STACEY A. MCARTHUR

Revised 4/17/00

Case Number 02-441 X

PLEASE PRINT LEGIBLY

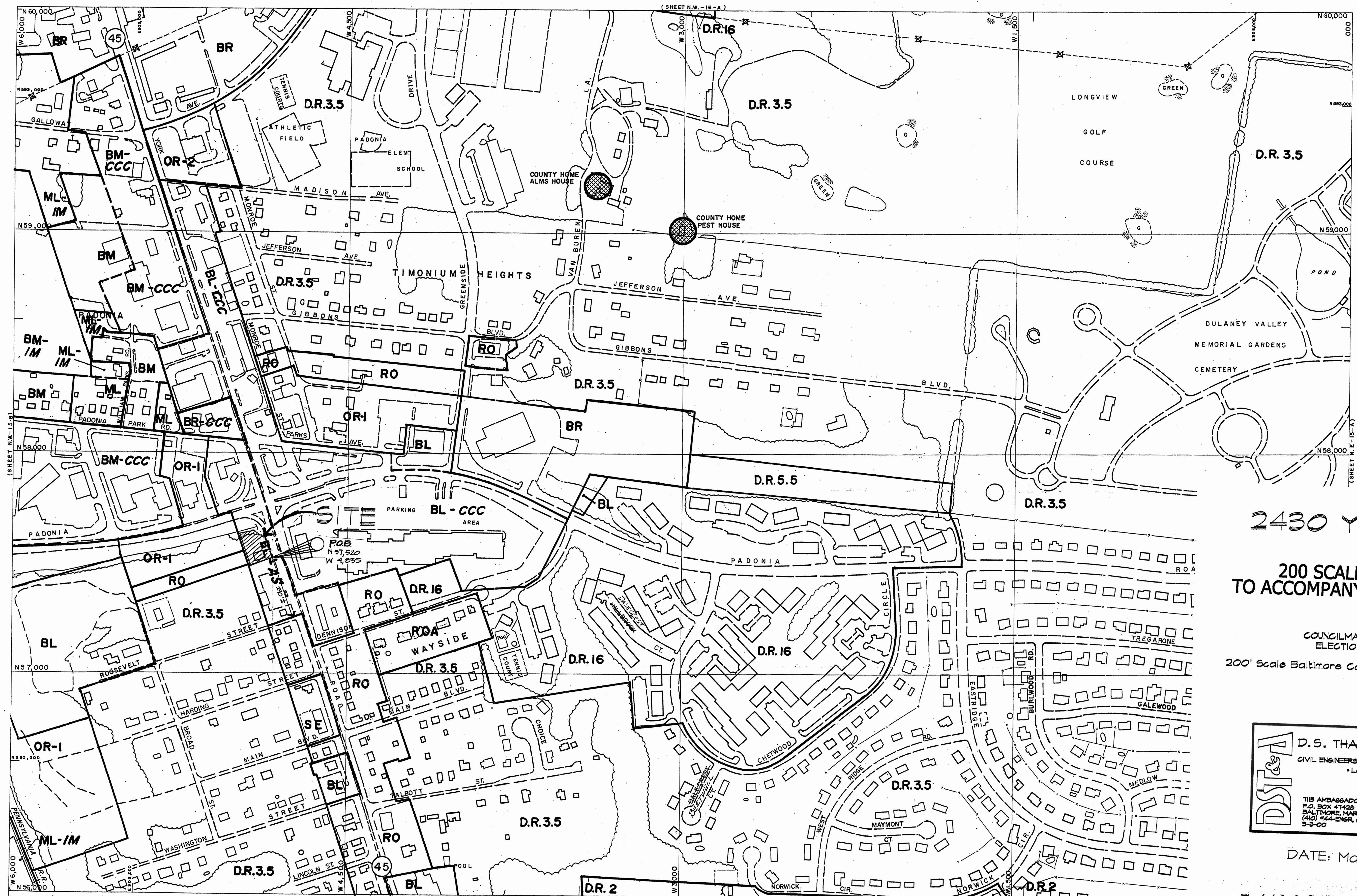
PROTESTANT'S SIGN-IN SHEET

[illegible]









2430 YORK ROAD

200 SCALE ZONING MAP TO ACCOMPANY ZONING PETITION

COUNCILMANIC DISTRICT: 3
ELECTION DISTRICT: 8

200' Scale Baltimore County 2000 Zoning Map, NW-15A

D.S. THALER & ASSOC. INC.
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
• LANDSCAPE ARCHITECTS •

7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 444-ENGR (410) 444-3647
9-5-00

DATE: March 22, 2002

S-NE R-NW
V-SE U-SW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph R. Battaglia
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PADONIA	N.W. 15-A
DATE OF PHOTOGRAPHY JANUARY 1986		

5A #441