IN RE: PETITIONS FOR SPECIAL HEARING
AND SPECIAL EXCEPTION
NE/S Sixth Street, 30' SE
centerline of Cuckold Point Road
15th Election District
7th Councilmanic District
(2708 Sixth Street)

Tillie, John & Philip Sessa Petitioners

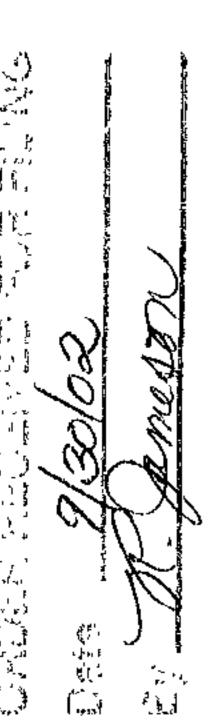
- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-050-SPHX

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Special Hearing filed by the legal owner of the subject property, Tillie, John and Philip Sessa. The zoning request involves property located at 2708 Sixth Street, which is a waterfront property located in the Millers Island section of Baltimore County. The special hearing request is to approve a storage shed on a lot with no principal dwelling. The Petitioners are also requesting special exception approval for a fishing and shell fishing operation, pursuant to Section 1B01.1C.5 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the hearing on behalf of the requested relief were Philip and Kay Sessa, owners of the property. The Petitioners were represented by Arthur Rhoads, attorney at law. Appearing in opposition to the Petitioners' request were nearby property owners, Robert Lynd and Jane Bush, who were represented by David Lynd, Esquire.

Testimony and evidence indicated that the property, which is the subject of this request, comprises two residential lots known as Lots #494 and #495 of the "Swan Point" subdivision in Millers Island. The subject property is improved with a single-family residential dwelling wherein Mr. & Mrs. Sessa reside. There also exists on the property a shipping container, which the property owner has attempted to convert into a storage shed. The shipping container has been improved with T-111 wood siding, as well as windows, in an attempt to give it more of a



residential appearance. The existence and location of the shed is the subject of the special hearing request before me. In addition to the request to approve the shed, the Petitioners are also requesting permission, by way of special exception, for a fishing and shell fishing operation. Apparently, Mr. Sessa has had a commercial crabbing operation on this property in the past. However, in recent years, due to health problems, he has discontinued his crabbing business. He is requesting the special exception at this time in order to allow him to operate his crabbing business in the future.

As stated previously, several residents appeared in opposition to the Petitioners' request. The residents object to the existence of the shipping container on the Petitioners' property. They testified that no matter how much you attempt to dress up these shipping containers, they still look like shipping containers and have no business on residential property. They, therefore, ask that the shipping container be removed from the property and that the Petitioners construct a more traditional residential shed in its place. The neighbors were also concerned over the crabbing business for which the Petitioners have requested approval. These residents indicated that they are not familiar with Mr. Sessa's operation, in that it has not operated from the property for many years. They are concerned that the crabbing business would be run in a manner that would be offensive to the quiet enjoyment of their properties. Furthermore, the residents indicated that the Sessa's have failed to maintain their property in an attractive manner. They object to the storage of various junk and debris on the Petitioners' property and indicated that the property is in need of a general clean up.

It should be noted that the Petitioners are the subject of a pending violation case with the Code Enforcement Section of Baltimore County. Inspector Hunter Rowe inspected the Petitioners' property and issued a citation regarding the shipping container located on the property. Mr. Rowe indicated in his citation that the storage container in question would have to

be brought into compliance with Building Code requirements in order for it to remain on the property. At the time of the hearing before me, the Petitioners have failed to correct the Building Code deficiencies as noted by Inspector Rowe in his citation.

The photographs submitted into evidence and my site inspection of the property revealed that the shipping container in question is not very visible to the surrounding properties. It is most visible to the adjacent property owned by Mr. Hranicka. However, Mr. Hranicka has no objection to the shed in question and supports the Petitioners in their request to leave the shed in its present location. Recently, the Petitioners erected a privacy fence on their property, which helps to shield the shed in question from view of the surrounding properties. Therefore, I believe it is appropriate for the Petitioners to be able to keep the storage shed on the property so long as they bring it into compliance with Building Code requirements as specified by Mr. Rowe in his citation. The Petitioners will have to provide a pitched roof on the shed in question, install footings under the shed, install flood vents on the shed, and properly anchor the shed, all in accordance with the citation issued by Mr. Hunter Rowe. Accordingly, I shall approve the special hearing contingent on the Petitioners' complying with Building Code requirements.

The Petitioners have also requested a special exception to permit his crabbing business to be operated from the subject property. While Mr. Sessa maintains a commercial fishing license with the State of Maryland, he has not crabbed commercially in a number of years from the subject property. This, as explained by Mr. Sessa, was due to health problems that he has encountered over the past few years. However, he hopes to once again begin crabbing and sell crabs from the subject property.

In my opinion, the request for a shell fishing operation from the subject property is premature at this time. It was difficult to ascertain from the testimony presented how the property owner intends to engage in his shell fishing operation. At one time, he testified that he

owned 300 crab pots, many of which were stored on the property. However, upon further investigation, it was learned that the crab pots are not in fact on the property. In addition, the site plan submitted into evidence to support the special exception request lacks the necessary information in order to approve of such a crabbing business. The Petitioners fail to indicate on their site plan where they would propose to store crab pots on the property when they are not out in the water. The site plan also fails to show the manner in which the Petitioners would propose to sell crabs from the subject property. There are no provisions for storing crabs on the property or disposing of crab waste, used bait, and other waste products commonly associated with a crabbing business. Given that these details are lacking from the Petitioners' application, I find that it is not appropriate to approve the special exception request for a shell fishing operation. The property owners shall be permitted to reapply for this special exception request, if and when they are able to prepare and submit a more detailed site plan of the property and can specifically describe the manner in which they propose to catch crabs, store their catch on their property, and ultimately sell their catch to the general public. All of this information was not presented at the hearing before me. Therefore, I shall dismiss the Petitioners' special exception request as being incomplete at this time.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this day of September, 2002, that the Special Hearing request, to allow the storage shed to remain on the property in its present location, be and is hereby APPROVED, subject, however, to the following conditions and restrictions:

The Petitioners shall be required to bring the shed into compliance with all Building Code requirements applicable to the subject structure. As indicated by Mr. Hunter Rowe, in his citation issued to the property owner, the Petitioners shall be required to improve the structure with a pitched roof, appropriate and proper footings, flood vents, anchors and any other matters required to bring the building in question into compliance with Building Code requirements.

The second second

- 2. The Petitioners shall be required to keep and maintain the privacy fence in a neat and orderly fashion and shall keep the gate to the fence closed at all times, when not in use. This privacy fence helps to screen the shed in question from view from surrounding properties.
- 3. The Petitioners shall have thirty (30) days from the date of this Order, to bring the shed in question into compliance with all Baltimore County Code requirements. In the event the Petitioners fail to bring the shed into compliance within said thirty (30) day period, then the approval for the special hearing request shall be rescinded and the shed removed from the subject property.

approve a shell fishing operation is incomplete at this time. Accordingly, it is not appropriate to approve or rule upon the special exception request. In the event the Petitioners wish to resubmit the special exception request, they may have the opportunity to do so. However, any resubmittal must be accompanied by a properly drawn site plan of the property, depicting the details of the proposed shell fishing operation. Until such time as the Petitioners may resubmit their special exception request, the property owners shall be prohibited from engaging in a commercial shell fishing business from the subject site.

IT IS FURTHER ORDERED, that the Petitioners shall be permitted to continue to store their two boats on the subject property in the area depicted on Petitioners' Exhibit No. 1, the site plan submitted into evidence. These boats shall be stored on the waterfront side of the property, out of view from motorists traveling on Sixth Street.

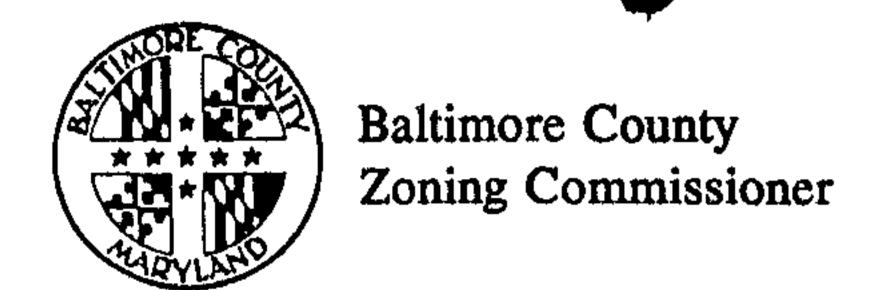
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

September 30, 2002

Arthur L. Rhoads, Jr., Esquire 704 Frederick Road Baltimore, Maryland 21228-4501

Re: Petitions for Special Hearing & Special Exception

Case No. 03-050-SPHA Property: 2708 Sixth Street

Dear Mr. Rhoads:

Enclosed please find the decision rendered in the above-captioned case.

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

Chuthy lotroco

TMK:raj Enclosure

Copies to:

Mr. & Mrs. John Sessa Philip Sessa 2708 Sixth Street Baltimore, MD 21219 $\mathcal{T}_{i,j}^{(k)}(t)$

Robert Lynd 9011 Swan Avenue Baltimore, M D 21219

Jane Bush 9015 Swan Avenue Baltimore, MD 21219

Copies to:

Mr. & Mrs. John Sessa Philip Sessa 2708 Sixth Street Baltimore, MD 21219

Robert Lynd 9011 Swan Avenue Baltimore, M D 21219

Jane Bush 9015 Swan Avenue Baltimore, MD 21219



Petition for

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

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 Narianae from Section(\$ 500.7 BCZR To Determine WHRRTHAN THE CONING COMMISSIAN SHOPLO APPROVA: STORAGE OF 2 BOAKS AND A STORAGE SHED, ON A LOT WITH NO PRINCIPAL DWRLLING

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) PRACTICAL D, PFICREY: LIMITED REAR YARD BEHIND

HOUSE. (ELLIN PLOUDS OUT. SIGHL HOUSE NO STORAGE SPACE.

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.

			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.			
Contract Purchaser/Lessee:			Legal Owner(s):			
177			John Sessa PHilipiJ. SFSS			
Name - Type or Print			Name - Type or Print Solve Same Sales Same			
Signature			signature Sessa			
Address		Telephone No.	Name - Type or Pript			
City	State	Zip Code	Signature			
Attorney For Petition	er:		3604 E. LombardSt. 410-32)-487 Address Telephone No			
			15a0t. 21224			
Name - Type or Print			City State Zip Code			
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Representative to be Contacted:			
Signature			Philip Jossa			
Company			2708 6th 5-1-2207			
Address	····	Telephone No.	Address Address Md. 2/2/9			
Elty	State	Zip Code	City State Zip Code			
2; 2;			OFFICE USE ONLY			
Case No. 03-09	50-SP4X	1	ESTIMATED LENGTH OF HEARING			
X sort	Mandrung	o Ling	UNAVAILABLE FOR HEARING Parte 57760			
REU 9/15/98 JUNI COMI MA COMI MESSI	MARY / Zoo6	à' G				





Petition for Special Exception

for the property located at 2708 6th 5-

to the Zoning Commissioner of Baltimore County

which is presently zoned D, R

- 9wiletter of the biodelty situate in Daninione Colliny and Whi	nits and Development Management. The undersigned, legal ich is described in the description and plat attached hereto and under the Zoning Regulations of Baltimore County, to use the
B. C. Z.R. (AS A CONTINUATION BUSINSS FROM 1958)	
Property is to be posted and advertised as prescribed by the z l, or we, agree to pay expenses of above Special Exception, advert zoning regulations and restrictions of Baltimore County adopted pure	iging poeting of and further gards to and are to be becomeded by the
Contract Purchaser/Lessee;	is the subject of this Petition. Legal Owner(s):
Name - Type or Print	Name - Type or Print, Name - Type or Print, Name - Type or Print,
Signature Address Telephone No.	Signature Signature Name - Type or Print
City State Zip Code	Signature (
Attorney For Petitioner: Name - Type or Print	3604 12. 2014 BARA \$ 910-322-48 Address Telephone No. 21224
Signature	City State Zip Code Representative to be Contacted:
Company	Name PHILIP J. SESSA Name
Address Telephone No. City State Zip Code	208 6 M S1. 4/0-477-2207 Address Telephone No. 212/9 City State Zip Code
	State Zip Code OFFICE USE ONLY
Case No. <u>63-650 - SP4X</u>	ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING
REV 09 15 98	Reviewed By 501 Date $07-2602$.
	m : .m :

TOMMSSION EXPRES

Zoning Description

Zoning Description for 2708 6th. St. Edgemere, MD. 21219

Beginning at a point on the north side of 6 th. St. which is 30 wide at the distance of 365 ft east of the centerline of the nearest improved intersection street Cochold Blvd. which is 30 ft. wide. Being lot #494 as recorded in Baltimore County Plat Book # 09, Folio# 004

Containing 9282.05 s.f. Also Known as 2708 6th. St. and located in the 15 Election District, 21 Councilmanic District.

医中心 中心发展的感觉的人 FOR: WHITE - CASHIER DISTRIBUTION FROM: DATE RECEIVED MISCELLANEOUS OFFICE OF BUDGET & FINANCE BALTIMORE COUNTY, MARY • \tilde{r}_{γ} PINK - AGENCY RECEIPT **AMOUNT** ACCOUNT YELLOW - CUSTOMER 4 7 国机工组件。江东门,河南江山村 HEREN HINE THE SHOWN THE PARTY THE P WILLIAM SE 7726/2002 VALIDATION 五十二年 第二十二年 第二十二年

NOTICE OF ZOMING

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: #03-050-SPHX 2708 6th Street

N/east-side Soth-Street, 30 feet southeast centerline of Cuckold Point Road 15th Election District The Councilmanic District Tegal Owner(s): John Sessa, Philip J. Sessa, Tillie Sessa Philip J. Sessa, Tillie Sessa Special Exception: to use property for a fishing and shell fishing facility. (existing family business since 1958). Special Hearing: to permit the storage of boats and storage shed on a lot with not principal building. Hearing: Wednesday, September 11, 2002 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

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

(2) For information concenting the File and/or Hearing. Contact the Zoning Review Office at (410) 887-3391.

JT 8/746 Aug. 27 C558979

2002

Ξ. once in each of 8 the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY, that the annexed advertisement was published ,20<u>0</u>2-_successive weeks, the first publication appearing

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

LEGAL ADVERTISING MUNKME

CERTIFICATE OF POSTING

	RE: Case No.: <u>03-050-9PHX</u>
•	Petitioner/Developer: JOHN SESSA
	PHILLIP J. SESSA, TILLIE GESS
	Date of Hearing/Closing: 9/11/07_
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:	
were posted conspicuously on the property l	perjury that the necessary sign(s) required by law ocated at 2708 6th STREET
The sign(s) were posted on	8/24/02 (Month, Day, Year)
	(Month, Day, Year)
	Sincerely, Signature of Sign Poster and Date)
IN TOWSON MISSIONER	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

RECEIVED

AUG 2 7 2002

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

ENTRY OF APPEARANCE

Please enter my appearance for the Petitioners in the above matter.

ARTHUR L. RHOADS, JR. 704 Frederick Road Baltimore MD 21228-4501 Phone (410) 788-5700 Attorney for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of September, 2002, I hand delivered a copy of the foregoing Entry of Appearance to Peter Max Zimmerman, People's Counsel for Baltimore County.

ARTHUR L. RHOADS, JR. 704 Frederick Road Baltimore MD 21228-4501 Phone (410) 788-5700 Attorney for Petitioners

RE: PETITION FOR SPECIAL HEARING
AND SPECIAL EXCEPTION
2708 6th Street
N/east side Sixth Street, 30' SE ctrl
of Cockold Point Road
Legal Owner: John Sessa, Philip J. Sessa
& Tillie Sessa

Petitioner (s)

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 03-050-SPHX

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 14th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to Philip J. Sessa, 2708 6th Street, Baltimore, MD 21219 Petitioner(s).

PÉTÉR MAX ZIMMERMA

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 27, 2002 Issue - Jeffersonian

Please forward billing to:

Philip Sessa 2708 6th Street Baltimore MD 21219

410-477-2207

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 03-050 SPHX 2708 6TH Street

N/east side Sixth Street, 30 feet southeast centerline of Cuckold Point Road Election District 15th – Councilmanic District 7th Legal Owner: John Sessa, Philip J. Sessa, Tillie Sessa

SPECIAL EXCEPTION to use property for a fishing and shell fishing facility, (existing family business since 1958). SPECIAL HEARING to permit the storage of boats and storage shed on a lot with not principal building.

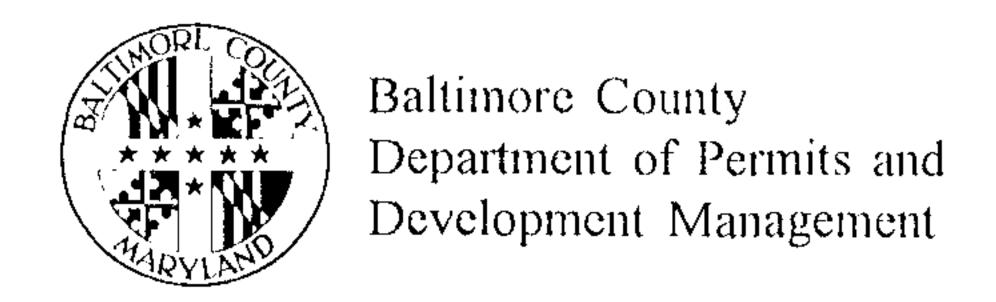
HEARING: Wednesday, September 11, 2002 at 9:00 AM, Room 106 County Office Building 111 W. Chesapeake Avenue

swarman co occurrence

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.



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

Fax: 410-887-5708

August 6, 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 03-050 SPHX 2708 6TH Street

N/east side Sixth Street, 30 feet southeast centerline of Cuckold Point Road Election District 15th – Councilmanic District 7th Legal Owner: John Sessa, Philip J. Sessa, Tillie Sessa

SPECIAL EXCEPTION to use property for a fishing and shell fishing facility, (existing family business since 1958). SPECIAL HEARING to permit the storage of boats and storage shed on a lot with no principal building.

HEARING: Wednesday, September 11, 2002 at 9:00 AM, Room 106 County Office Building 111 W. Chesapeake Avenue

Arnold Jablon Director

C:

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Tuesday, August 27, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

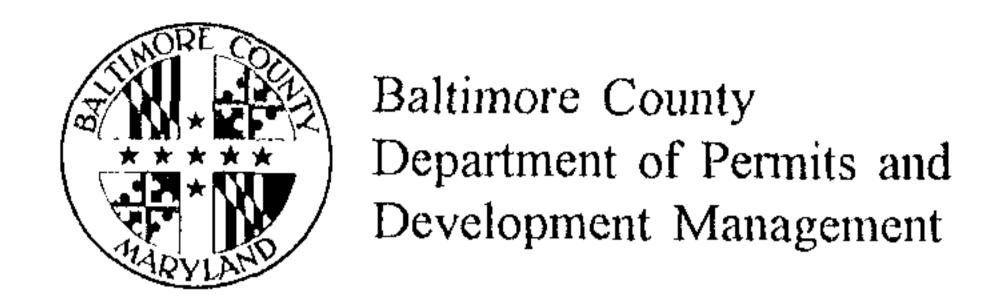
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: <u>03-050 - SPAK</u>
Petitioner: Sound & PHILLIP SESSID.
Address or Location. <u>人708</u> <u>6-ut 5-</u>
PLEASE FORWARD ADVERTISING BILL TO: Name: / CICLIP S CSSA.
Address: 人708 6 てい 5てい
13ACT. HO 21219.
Telephone Number: 410-477-2207

Revised 2/20/98 - SCJ



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

September 6, 2002

John, Philip & Tillic Sessa 3604 E Lombard Street Baltimore MD 21224

Dear John, Philip & Tillie:

RE: Case Number: 03-050-SPHX, 2708 6th Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 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 Richard, Jr.
W. Carl Richards, Ir. 602

Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Philip Sessa, 2708 6th Street, Baltimore 21219

People's Counsel



Baltimore County Fire Department

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

August 5,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

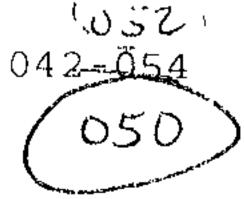
Location: DISTRIBUTION MEETING OF August 5, 2002

Item No.: See Below

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



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

cc: File

Jen 9/11

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 29, 2002

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 12, 2002

Item No. 050

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 10.4 feet.

RWB:CEN:jrb

cc: File

Sim

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 12, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

51-11 1 6 http://

SUBJECT:

2798 6th Street

INFORMATION:

Item Number:

03-050

Petitioner:

John Sessa

Zoning:

DR 5.5

Requested Action:

Special Hearing/Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the deteriorated storage building is demolished and the new structure is relocated to the waterfront side of the principal dwelling. A board-on-board fence in conjunction with landscaping should be provided along the side property lines so as to effectively screen said structure from the view of all adjacent residences.

Prenared by:

Section Chief:

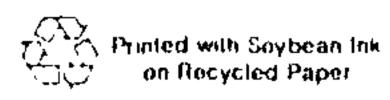
AFK/LL:MAC:



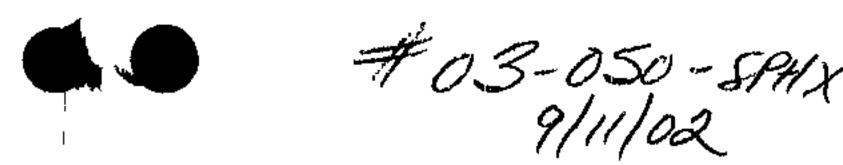
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

PHILIP J. SE SSA ARTHUR RYORDS My for Pet 3208 6.61 St Bulter Mal 21219







CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Robert Lynd	9011 Swan Ave
	Baltimore MD 21219
Jane Bush	9015 Swan Ave
	BARTIMORE, MND 2/219
<u></u>	
**************************************	***************************************
	▗▀▗▘▗▘▗▘▗▘▗▘▗▘▘▘▘▘▘▘▘▘▘▘▘▘▘▘▘▘▘ ▘▞▞▞▘▘▘▘▘▘▘▘
<u></u>	
<u></u>	
▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗▗	
——————————————————————————————————————	
- 	
	, , , , , , , , , , , , , , , , , , ,
,, -,	***************************************
<u>, , , , , , , , , , , , , , , , , , , </u>	——————————————————————————————————————
	
<u></u>	
	#1.



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kiemtz Secretary Mary Abrams Deputy Secretary

August 7, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re. Zoning Advisory Committee Agenda, 8/12/02 Case numbers 03-042-SPH, 03-043-SPH, 03-044-A, 03-045-A, 03-046-A, 03-047-A, 03-048-A, 03-049-A, 03-050-SPHX, 03-051-A, 03-052-A, 03-053-SPH, & 03-054-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/6/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

DATE: August 15, 2002

TO: W. Carl Richards, Jr.

Zoning Review Supervisor

FROM: Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT: Item No.:

Legal Owner/Petitioner John, Philip, & Tillie Sessa

Contract Purchaser: n/a

Property Address: 2708 6th St.

Location Description: N/E side 6th St., 30' S/E Centerline of

Cuckold Pt. Rd.

VIIOLATION INFORMATION: Case No. 02-1468

Defendants: John, Philip, & Tillie Sessa

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

NAME ADDRESS

Jeff Robertson 2804 Second St.

Balto, Md. 21219

SENT 9-02

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

1. Complaint letter/memo/email/fax (if applicable)

X 2. Complaint Intake Form/Code Enforcement Officer's report and notes

X 3. State Tax Assessment printout

4. State Tax Parcel Map (if applicable)

☐ 5. MVA Registration printout (if applicable)

☐ 6. Deed (if applicable)

☐ 7. Lease-Residential or Commercial (if applicable)

☐ 8. Photographs including dates taken

X 9. Correction Notice/Code Violation Notice

10. Citation and Proof of Service (if applicable)

☐ 11. Certified Mail Receipt (if applicable)

☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)

13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)

X 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/hr

C: Code Enforcement Officer

		ODE ENFORC	EMENT REP	OPT	- Moral official demonstration of the contrast where were	
DATE: 3 / 14	MATINI CO	8. Y. 215	CASE #: <u></u>	-1768	_ INSPEC:_	
COMPLAINT LOCATION:	20108	Sixth 2	5/			······································
+ 				ZIP CODE:	2/219	DIST:
COMPLAINANT / NAME:	Det 1 Ros	Ser /Son	_PHONE #: (H)_3	78-141	<u>/(w)</u>	
ADDRESS:	2809	Second	<u> </u>		ZIP CODE	21219
PROBLEM:	Therefring	Contain	res S			
IS THIS A RENTAIL IF YES, IS THIS SOWNER/TENANT INFORMATION:	SECTION 8?	YES NO NO				
TAX ACCOUNT #:	15-19-	270576)	ZONING	*	
INSPECTION:				- <u></u>	· · · · · · · · · · · · · · · · · · ·	
	<u> </u>					······································
		<u> </u>	, , , ,			
REINSPECTION:	······································					
			· · · · · · · · · · · · · · · · · · ·			
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		<u> </u>	<u></u>		, ,	
REINSPECTION:	<u>, , , , , , , , , , , , , , , , , , , </u>					
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>					
,,	<u></u>					
REINSPECTION:						
				, , , ,		·· <u>···································</u>
<u> </u>					 	<u> </u>
4 4.5.5.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.	······································			· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	— <u>————————————————————————————————————</u>



Baltimge County OF ALLO (2) / Department of Permits and Development Management

Code Inspections and Enforcement County Office Building

111 West Chesapeake Avenue Towson, MD 21204

15R

Code Enforcement: Building Inspection:

410-887-3351 410-887-3953 Plumbing Inspection: Electrical Inspection:

410-887-3620 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.	Property No.		Zoning:
Name(s):	ner	٠ <u>٠٠</u> , ٠	
Address:	3 5 TXT4 57	, m 14	
Violation Location:			
DID UNLAWFU	JLLY VIOLATE THE F	OLLOWING BAL	TIMORE COUNTY LAWS:
OBTATU	Per mint	Ecst	COUVER 5, EON
Of 5/2-01	OTUM COUNT	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	to 54.en
1/2/20 Ruo	t word, to	COTIUM'S	Macron, Flour
V2V 159	ANCORED 1	14' = ~ P. P.	クェナンロル ソロ
C-Rep CU	Des REGU	-reD.	
YOU ARE HEREBY ORD	ERED TO CORRECT THI	ESE VIOLATION(S)	ON OR BEFORE:
On or Before:		Date Issued:	4/07
EACH VIOLATION SUI		TIAL PINES OF \$2	EMEANOR. A CONVICTION FOR 200, \$500, OR \$1000 PER DAY, PER 8 BOTH.
Print Name	10 j	· · · · · · · · · · · · · · · · · · ·	
INSPECTOR:	at Buck		
	STOP WO	ORK NOTICE	
UNTIL THE VIOLATIC RESUME WITH THE AI	ONS ARE CORRECTED A	ND/OR PROPER I	S, YOU SHALL CEASE ALL WORK PERMITS OBTAINED. WORK CAN SPECTIONS AND ENFORCEMENT.
Not Later Than:		Date Issued:	29/02
1	1/11/12	سا اسسسسسال شمنة مرين	

. PDLY0103F

Permits & Pevelopment - Livability System View Cases

Case No: <u>02-1468</u>

Notes: ****3/15/02, NO 2700 BLOCK OF SIXTH ST, CALLED MR ROBERTSON, AWAITING HIS CALL FOR DIRECTIONS, COMPL UPDATED, P/U 3/19/02, JG/CO*** **3/20/02, COMPL HAS NOT CALLED, CALLED AGAIN, LEFT MESSGE, WILL WAIT FOR ANSWE RP/U 3/27/02, JG/CO****03/28/02 OBSERVED CARGO CONTAINER. DOORS PAINTED WHITE, SIDES COVERED W/WOOD PANELING & REPLACEMENT WINDOWS INSTALLED (BOTH SIDES). CALLED COMPL. REFERRED T O BLDG. INSP. H.ROWE/KH. *** 03/29/02 VISITED SITE. ISSUED CORR. NO. P/U 04/10/02. H.ROWE/KH.*** OWNER HAS APPLIED FOR VARIANCE. P/U 05/27/02. H.ROWE/KH.*** 9:03 LEFT MESSAGE, H.ROWE/KH.*** CALLED 04/19/02 TALKED COMPL. HE WAS TOLD TO REMOVE HIS CONTAINER & NOT OFFERED AN INTO A SHED. H.ROWE/KH.*** OPTION TO TURN 05/30/02 WAITING FOR HEARING DATE, CALLELD MR. ROBERTSON INFORMED HIM OF SAME. P/U 06/30/02, H,ROWE/KH,*** 7/1/02 HEARING DATE STILL NOT SET. ENV. HAS VISITED SITE. COMPLAINANT NOTIFIED BY PHONE. LEFT MESSAGE. P/U 8/13/02 H.ROWE/NS***

Enter=Continue F12=Cancel

DATE: 08/15/2002

ANDARD ASSESSMENT INQUIRY

TIME: 09:27:42

PROPERTY NO. DIST CLASS GROUP OCC. HISTORIC DEL LOAD DATE

15 19 270570 15 3-3 34-00 07/19/02 ИО

SESSA JOHN J SESSA TILLIE DESC-1.. IMPS

SESSA PHILIP DESC-2.. SWAN POINT

3604 E LOMBARD ST PREMISE. 02708 SIXTH ST

00000-0000

BALTIMORE	MD 21224-2407	FORMER OWNER:	SESSA JOHN J
		•	

FCV			PHASED	IN		
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	80,580	96,580		FCV	ASSESS	ASSESS
IMPV:	50,070	56,640	TOTAL	153,220	153,220	145,696
TOTL:	130,650	153,220	PREF	0	0	0
PREF:	0	0	CURT	0	0	0
CURT:	0	0	EXEMPT.		0	0
DATE:	10/96	08/99				

---- TAXABLE BASIS ----FM DATE 02/03 ASSESS: 153,220 07/18/02 01/02 ASSESS: 145,696 06/01/01 55,260 00/01 ASSESS: 06/01/00

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

To Whom It May Concern,

Since the mid 60's, this has open

crabbing down miffens Island

Since then & Still does

thirty Hoth

410-282-1394

John only conclus

since 1965, He has been gabbing of
selling grabs days hiller Island
since the mid-late 60's

Whichiel

To Whom It My Concern,

4/29/02

I reside at 2712 6 th. St. and I am not opposed to the shed Mr. Philip Sessa has in his yard.

03-050-SPAX

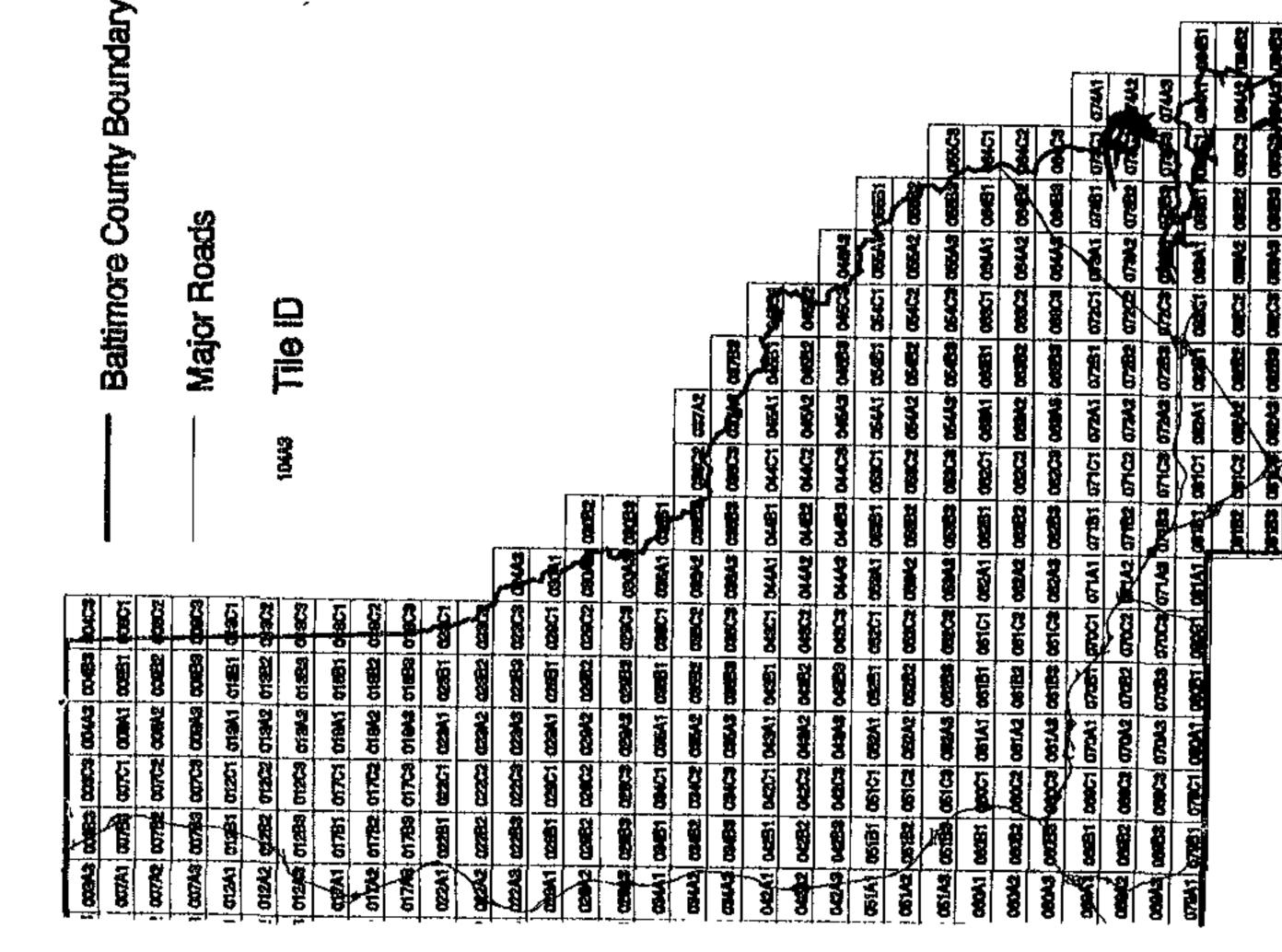
To Whom It My Concern,

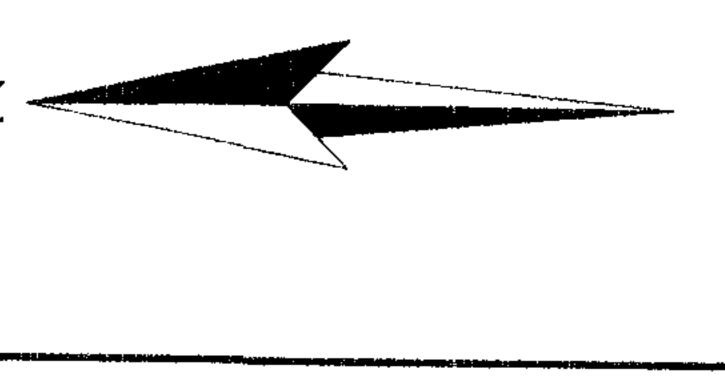
4/29/02

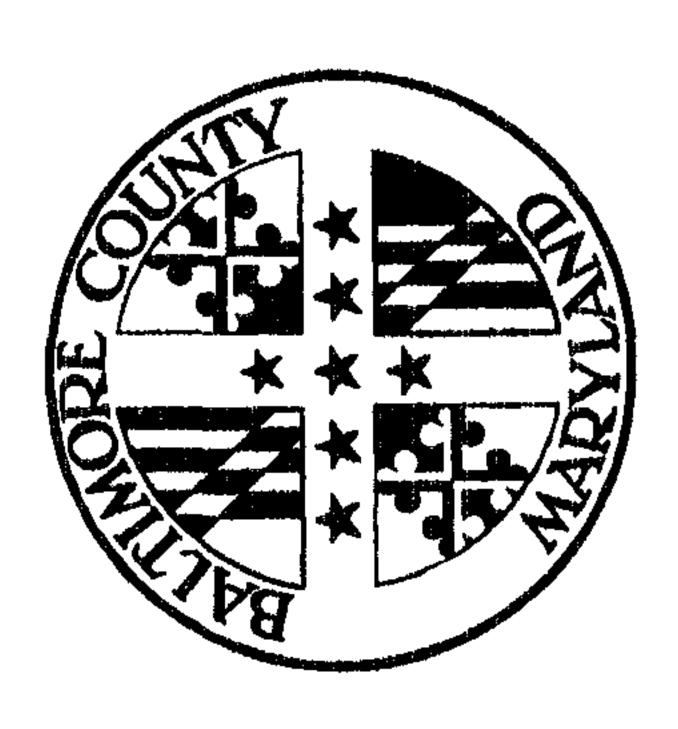
I reside at 2704 6 th. St. and I am not opposed to the shed Mr. Philip Sessa has in his yard.

03-050-SPHX









Baltimore County - OIT GIS Services Unit

ayers:

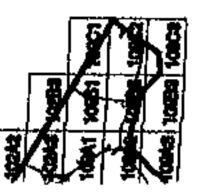
INDEX, BLDG, ROADS, CLINE, TRANS CULT, VEG, REC, HYDROL, HYDROP COMM, SPOT, TOPO

Coordinate System:

Maryland State Plane: NAD83/91 Horiz. Datum Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995

ile ID: 112b2



Ž.

03.050 SPAZ

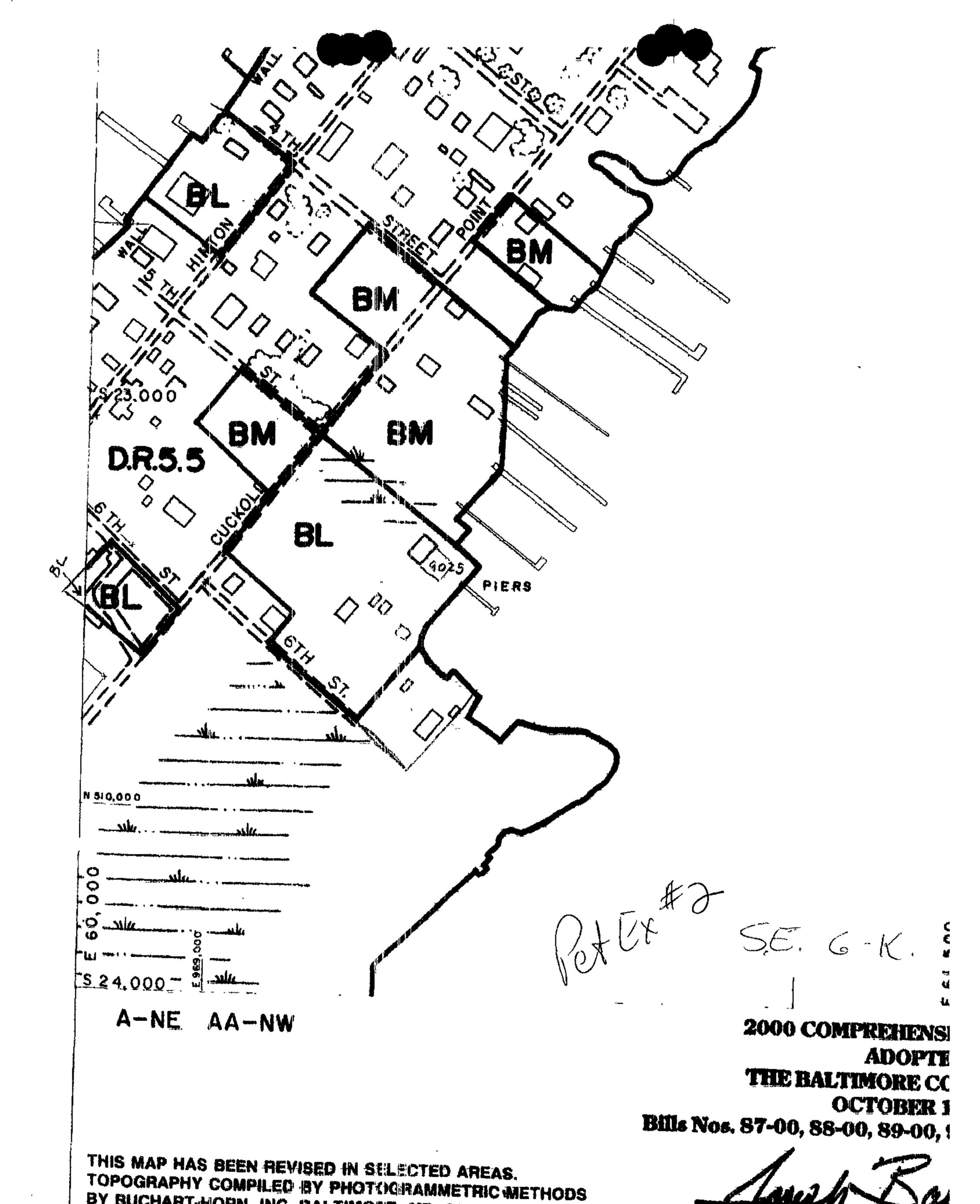
Commercial History Report

For PHILIP SESSA - 14857

item Text	Status	Status Status Date	Transferred From	Transferred To	Starf Date	End Date
Crab Harvester - 300 pots	ЭП	8/29/2001				
Crab Harvester - 300 pots	2	3/8/2001				
Crab Harvester - 300 pots	3	9/24/1999			 	
Crab Harvester - 300 pots	일	8/4/1998		,		
Late Fee - Renewal	D.	3/8/2001			· · · · · · · · · · · · · · · · · · ·	.
Seafood Marketing Surcharge	윤	8/29/2001			······································	
Seafood Marketing Surcharge	6	3/8/2001				
Seafood Marketing Surcharge	요	9/24/1999				····
Seafood Marketing Surcharge	8	8/4/1998				

2008 Ch St

Page 1 of 1



BY BUCHART-HORN, INC. HALTIMOFIE, MD. 21210

Chairman, Com

Prof Ex

9015 Swan Avenue Baltimore MD 21219

September 10, 2002

Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

I have lived on Swan Avenue directly across 6th Street opposite this property since 1989. This property is surrounded by properties that are used for residential purposes. The nature of the street use is residential. Grant of authority to permit the storage of boats and a "storage shed" will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" is a large metal shipping container of the type used on ships in the Port of Baltimore. The property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings. Some time ago a large tractor cab was stored on the property for a lengthy period of time.

My family owns a lot directly across 6th street which we plan to use for construction of a residence in the near future. Grant of these applications would be detrimental to the quality of our property and to the residential neighborhood.

During the time I have lived here, I have never seen any evidence of a fish or shellfish business on the Sessa property at any time.

The applications are completely inappropriate for a residential area and should be denied.

Sincerely, Warring

Brian Harris

9015 Swan Avenue Baltimore MD 21219

September 10, 2002

Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through special hearing.

I have lived on Swan Avenue directly across 6th Street opposite this property since 1989. This property is surrounded by properties that are used for residential purposes. The nature of the street use is residential. Grant of authority to permit the storage of boats and a "storage shed" will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" is a large metal shipping container of the type used on ships in the Port of Baltimore. The property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings. Some time ago a large tractor cab was stored on the property for a lengthy period of time.

During the time I have lived here, I have never seen any evidence of a fish or shellfish business on the property at any time.

The applications are completely inappropriate for a residential area and should be denied.

Sincerely,

Henry Bush

September 10, 2002

Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

A partner and I own several acres of property along 6th Street, Swan Avenue and in the surrounding area. This is all residentially zoned property and we have plans to develop residences on the property. The property at 2708 6th St. is surrounded by properties that are used for residential purposes. The nature of the street use is primarily residential. Grant of authority to permit the storage of boats and a storage shed will overcrowd the land, will contribute to congestion and will be detrimental to the appearance and general welfare of the area.

Grant of these applications would also be detrimental to the quality and value of our property.

The applications are completely inappropriate for a mainly residential area and should be denied.

Sincerely yours,

Norman Anderson

September 10, 2002

Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through special hearing.

My partner, Mr. Norman Anderson and I own several acres of property along $6^{\rm th}$ Street, Swan Avenue and in the surrounding area. This is all residentially zoned property and we have plans to develop residences on the property. This property at 2708 $6^{\rm th}$ St. is surrounded by properties that are used for residential purposes. The nature of the street use is primarily residential. Grant of authority to permit the storage of boats and a storage shed will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area.

Grant of these applications would be detrimental to the quality of our property and to the residential neighborhood.

The applications are completely inappropriate for a residential area and should be denied.

Sincerely,

Catherine M. Staszak

9015 Swan Avenue Baltimore MD 21219

September 10, 2002

Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

I have lived on Swan Avenue directly across 6th Street opposite this property since 1989. This property is surrounded by properties that are used for residential purposes. The nature of the street use is mainly residential. Grant of authority to permit the storage of boats and a "storage shed" will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" is a large metal shipping container of the type used on ships in the Port of Baltimore. The property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings. Some time ago a large tractor cab was stored on the property for a lengthy period of time.

My family owns a lot directly across 6th Street which may be used for construction of a residence in the near future. Grant of these applications would be detrimental to the quality of our property and to the residential neighborhood.

During the time I have lived here, I have never seen any evidence of a fish or shellfish business on the Sessa property at any time.

The applications are completely inappropriate for a residential area and should be denied.

Sincerely,

David Harris

David W. Hanis

9015 Swan Avenue Baltimore MD 21219

September 10, 2002

Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

I have lived on Swan Avenue directly across 6th Street opposite this property since 1989. This property is surrounded by properties that are used for residential purposes. The nature of the street use is mainly residential. Grant of authority to permit the storage of boats and a "storage shed" will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" is a large metal shipping container of the type used on ships in the Port of Baltimore. The property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings. Some time ago a large tractor cab was stored on the property for a lengthy period of time.

During the time I have lived here, I have never seen any evidence of a fish or shellfish business on the property at any time.

The applications are completely inappropriate for a residential area and should be denied.

Sincerely,

Jane Bush

9011 Swan Avenue Baltimore, MD 21219

September 9, 2002

Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

This property is surrounded by properties that are used for residential purposes and the nature of the street use is mainly residential. Grant of authority to permit the storage of boats and a storage shed will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" described in the application is a large metal shipping container of the type used on ships in the Port of Baltimore. Moreover, the property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings.

Swan Avenue is less than one block off $6^{\rm th}$ Street. I have lived in sight of this property for over nine years and pass it almost daily. I have never observed any evidence of a fish or shellfish business on the property at any time.

The applications should be denied.

Sincerely,

Janet C. Lynd 410-388-0176

9011 Swan Avenue Baltimore, MD 21219

September 9, 2002

Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

This property is surrounded by properties that are used for residential purposes and the nature of the street use is mainly residential. Grant of authority to permit the storage of boats and a "storage shed" will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" described in the application is a large metal shipping container of the type used on ships in the Port of Baltimore. Moreover, the property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings.

I have lived across from this property for over nine years and pass it almost daily. I have never observed any evidence of a fish or shellfish business on the property at any time.

Sincerely,

Robert D. Lynd

410-388-0176

2711 6th Street Baltimore MD 21219

Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

I have lived across 6th Street opposite this property since 1989. This property is surrounded by properties that are used for residential purposes. The nature of the street use is mainly residential. Grant of authority to permit the storage of boats and a "storage shed" will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" described in the application is a large metal shipping container of the type used on ships in the Port of Baltimore. The property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings. Some time ago a large tractor cab was stored on the property for a lengthy period of time.

During the time I have lived here, I have never seen any evidence of a fish or shellfish business on the property at any time.

The applications are completely inappropriate to a residential area and should be denied.

Sincerely,

Michelle Jones

9902

2711 6th Street Baltimore MD 21219

Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: 2708 6th St, Case No.03-050-SPHX

I am opposed to the Special Exception and the uses being requested through Special Hearing.

I have lived across 6th Street opposite this property since 1989. This property is surrounded by properties that are used for residential purposes. The nature of the street use is mainly residential. Grant of authority to permit the storage of boats and a "storage shed" will overcrowd the land, will contribute to congestion and will be generally detrimental to the appearance and general welfare of the area. The "storage shed" described in the application is a large metal shipping container of the type used on ships in the Port of Baltimore. The property is also used for storage of at least three large pickup trucks, a lawn tractor and two smaller outbuildings. Some time ago a large tractor cab was stored on the property for a lengthy period of time.

During the time I have lived here, I have never seen any evidence of a fish or shellfish business on the property at any time.

The applications are completely inappropriate to a residential area and should be denied.

Sincerely,

Ray Jones

Roy Janes Jn. 9/9/02





> REVISED PLAT of

SWAN POINT

A DEVELOPMENT OF THE

THE HART & MILLER ISLAND CO.

SCALE IN-100 FT



STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES COMMERCIAL TIDAL FISH LICENSE

SESSA, PHILIP J 2708 6TH STREET BALTIMORE, MD 21219

ANNAPOLIS SERVICE CENTER 580 TAYLOR AVE ANNAPOLIS, MD 21401 (410) 260-3220

EASTERN SERVICE CENTER 201 BAPTIST ST. RM. 3340 SALISBURY, MD 21801 (410) 543-6700 CENTRAL SERVICE CENTER
2 S. BOND ST
BEL AIR, MD 21014
(410) 836-4550

SOUTHERN SERVICE CENTER 6904 HALLOWING LANE, P. O. BOX 2709 PR. FREDERICK, MD 20678 (410) 535-3382 DUNDALK SERVICE CENTER
7701 WISE AVENUE - Open M, W, F
BALTIMORE, MD 21222
(410) 284-1654

WESTERN SERVICE CENTER
3 PERSHING ST., RM 103
Cumberland, MD 21502
(301) 777-2134

EAST CENTRAL SERVICE CENTER 120 BROADWAY AVE, RM. 207 CENTREVILLE, MD 21617 (410) 758-5252

DETACH THIS PLASTIC CARD AND CARRY IT WITH YOU WHENEVER YOU ARE ENGAGED IN THE ACTIVITIES AUTHORIZED BY THIS LICENSE.

MARYLAND DEPARTMENT OF NATURAL RESOURCES
COMMERCIAL TIDAL FISH LICENSE

OF MAR

ISSUED 08/12/2002

EXPIRES 08/31/2003

SESSA, PHILIP J /

ID NO: 14857

BALTIMORE, MD 21219

Crab Harvester - 300 pot

TWESSEL NO: MD 2846BD

Cet Ex #4

Sealood Marketing Surcharge

CRABBING DAY OFF: MON

My name is Edward Granicka and I live on one side of Pahil Sessa and my mother lives and the Indeol Pohil I have known the Siessa for over 30 yrs. Mone of My Jessa's chabling activities his boot or his shed nove been a nuisance for as over the years,

Pat Ext



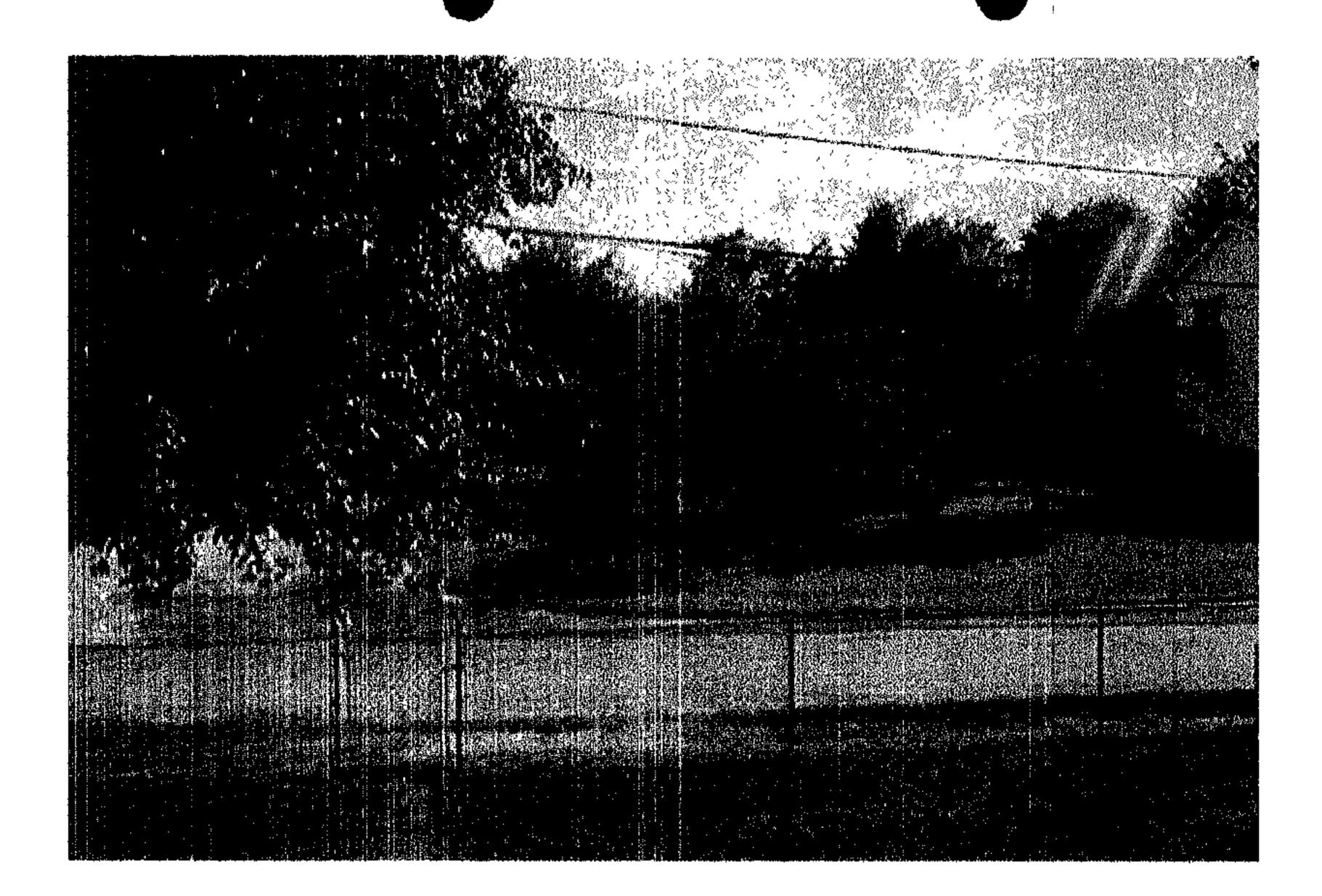
To Whom It May Concern,

9/10/02

My name is Tom Durkin and I am the President of Millers Community Assaciation. I have known Philip Sessa for approximately 25-30 yrs. I know that he has sold crabs off his pier since he was a teenager. Unfortunately he lost his license due to his health problems and could not afford the license fee and late charge, back in 1990 I have recieved no complaints from his neighbors about the boats or the shed that Mr. Sessa has on his property. Mr. Sessa was granted his license by the Great State of Maryland for 300 crab pots in 1998.

x Mrs. P Duram
President

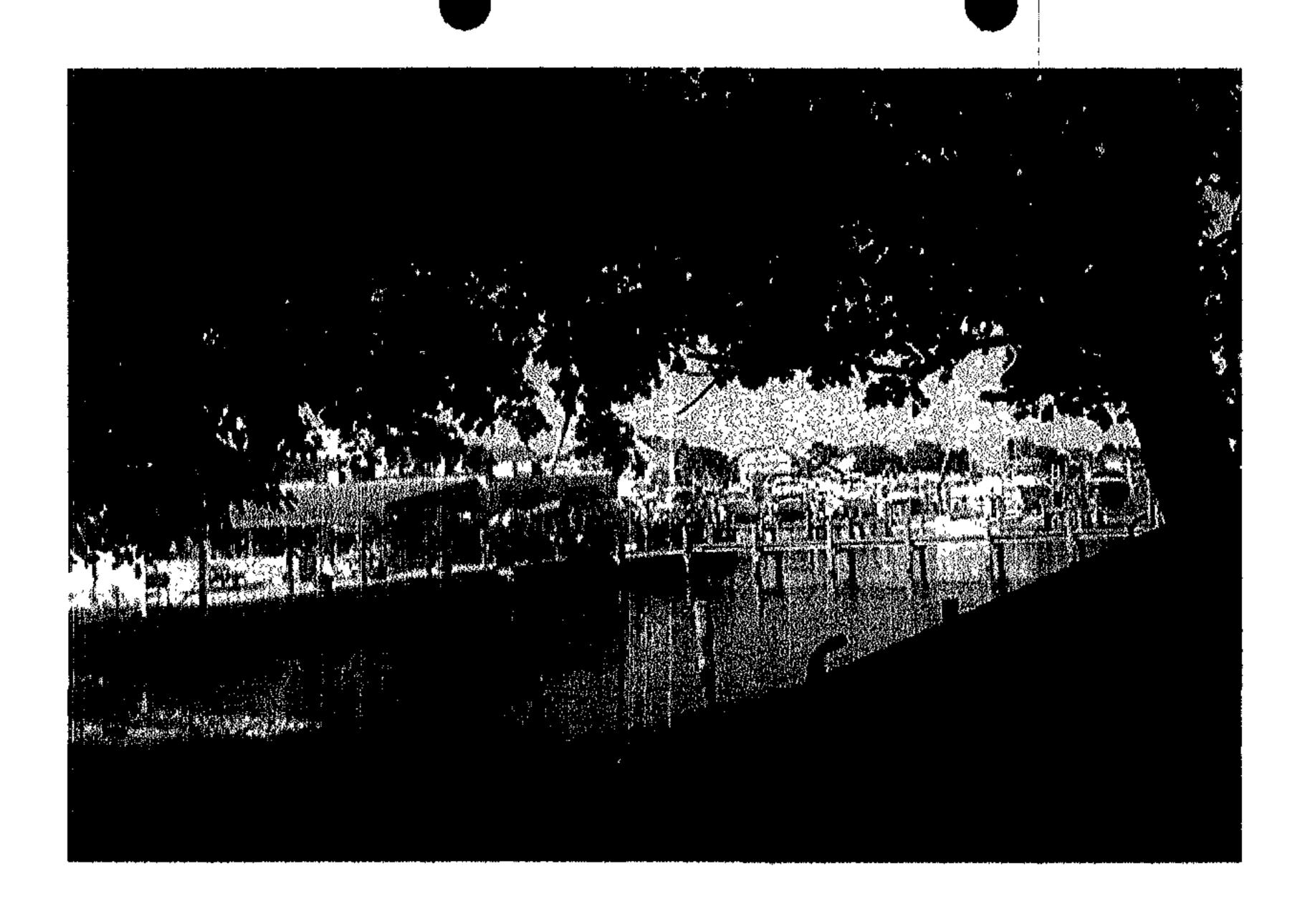
Oct Ex #6

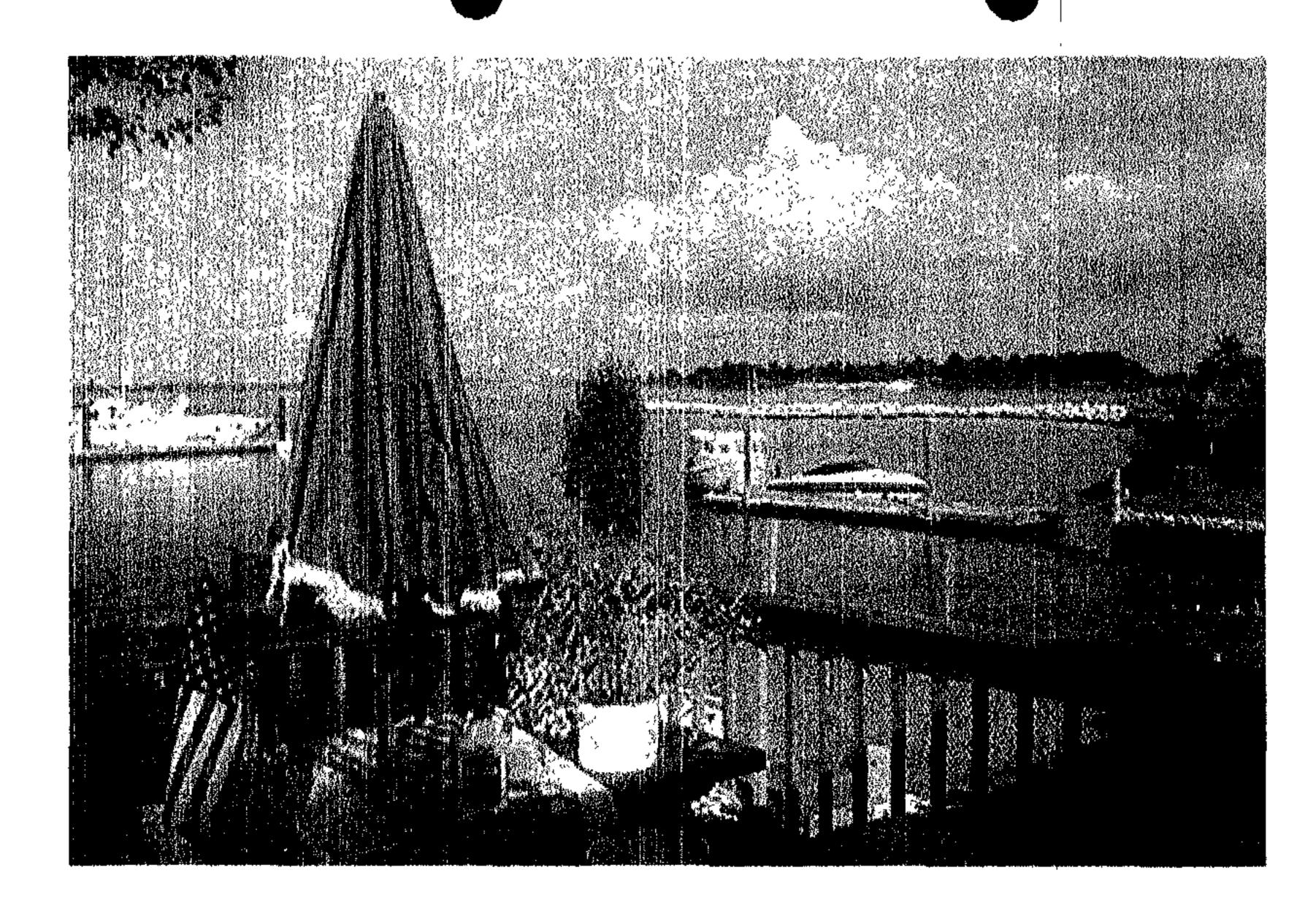




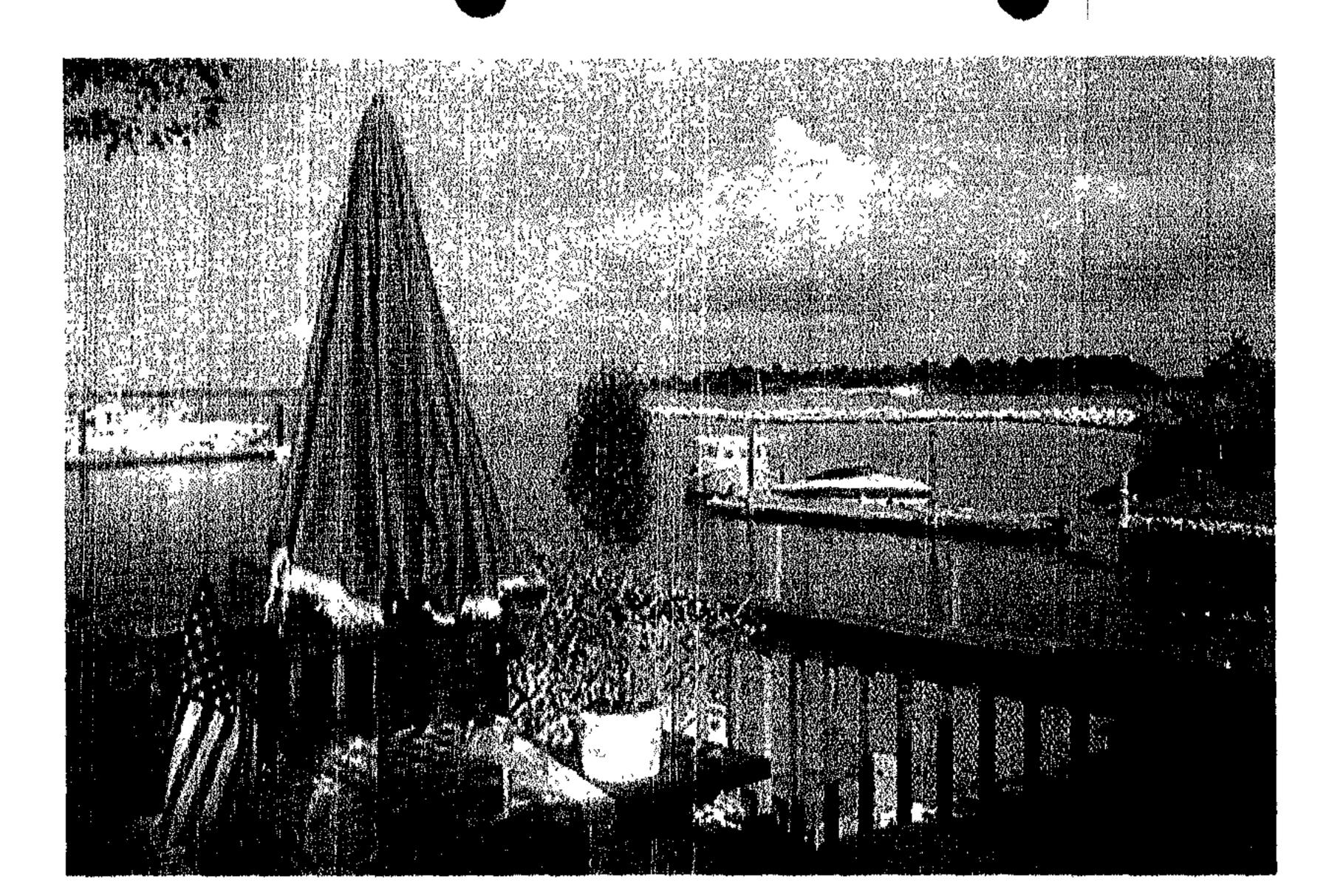




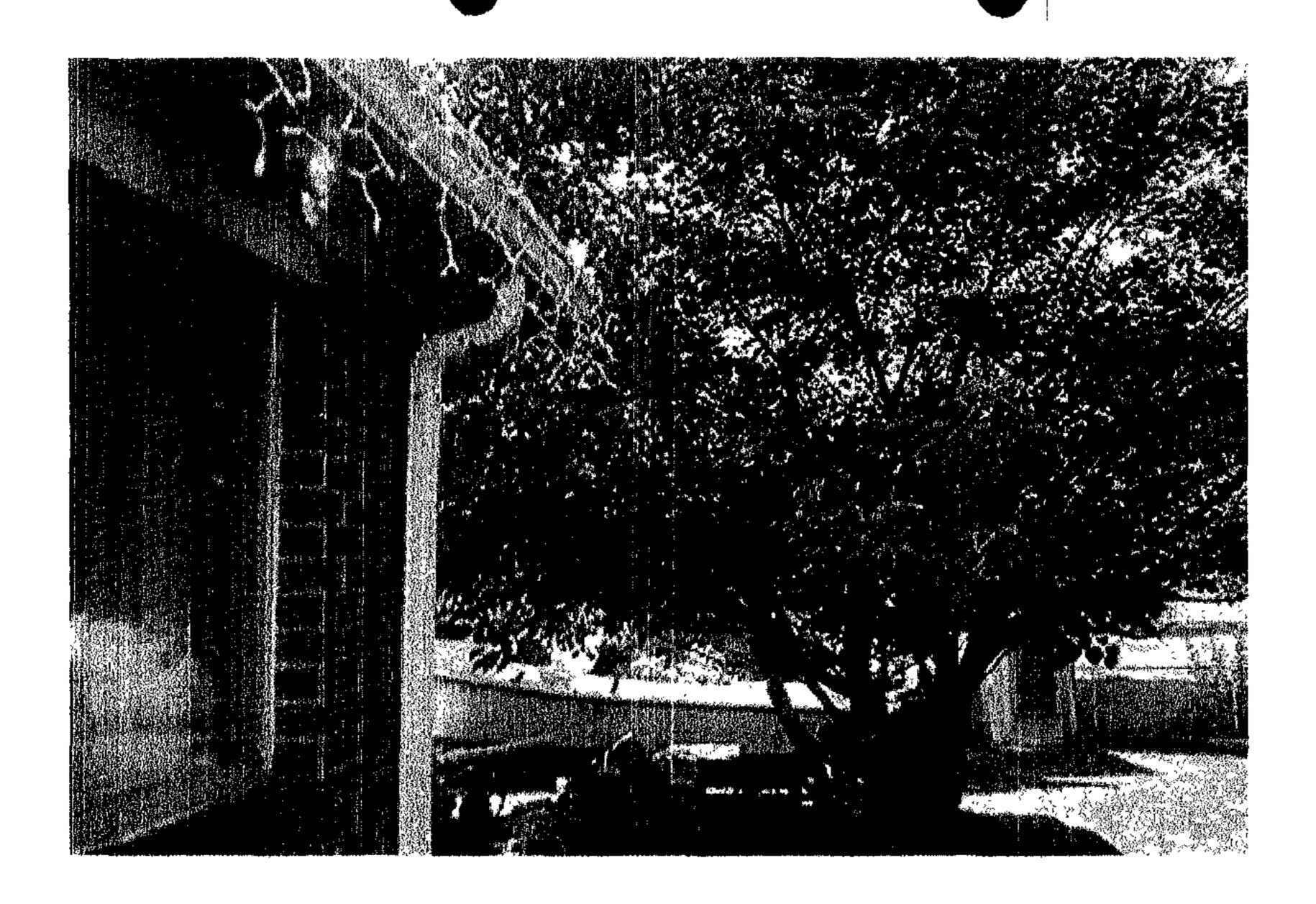






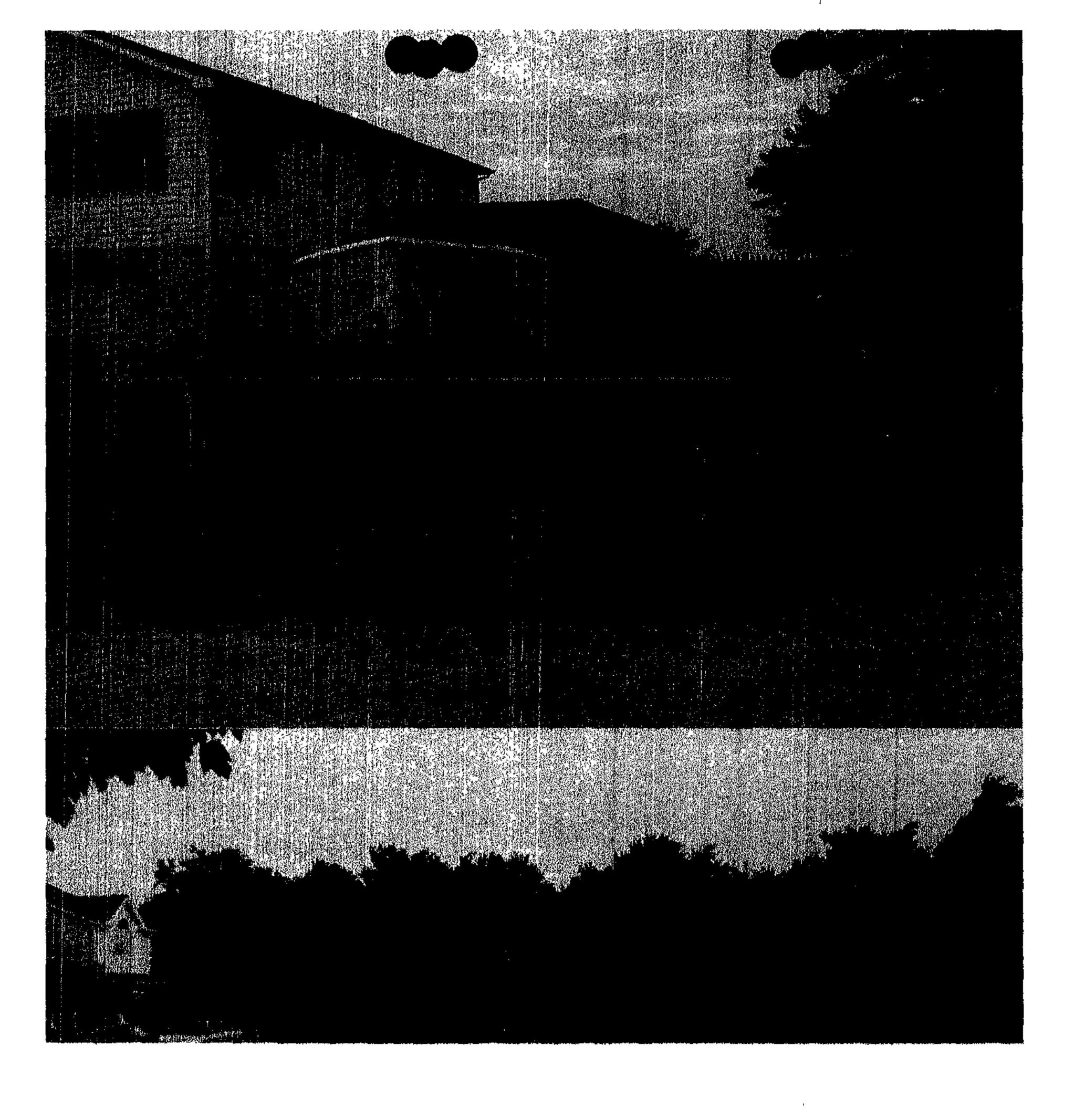


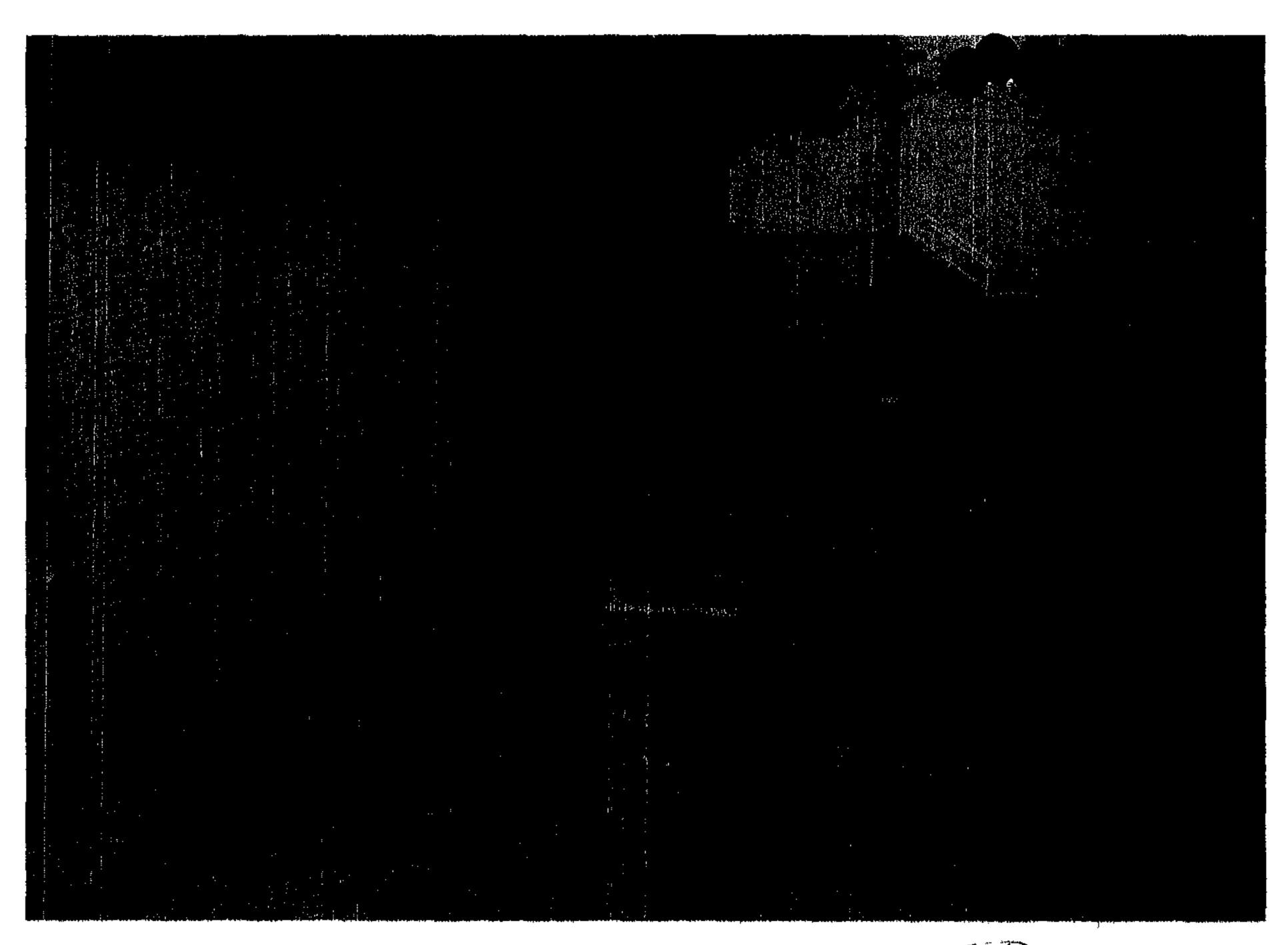
[0



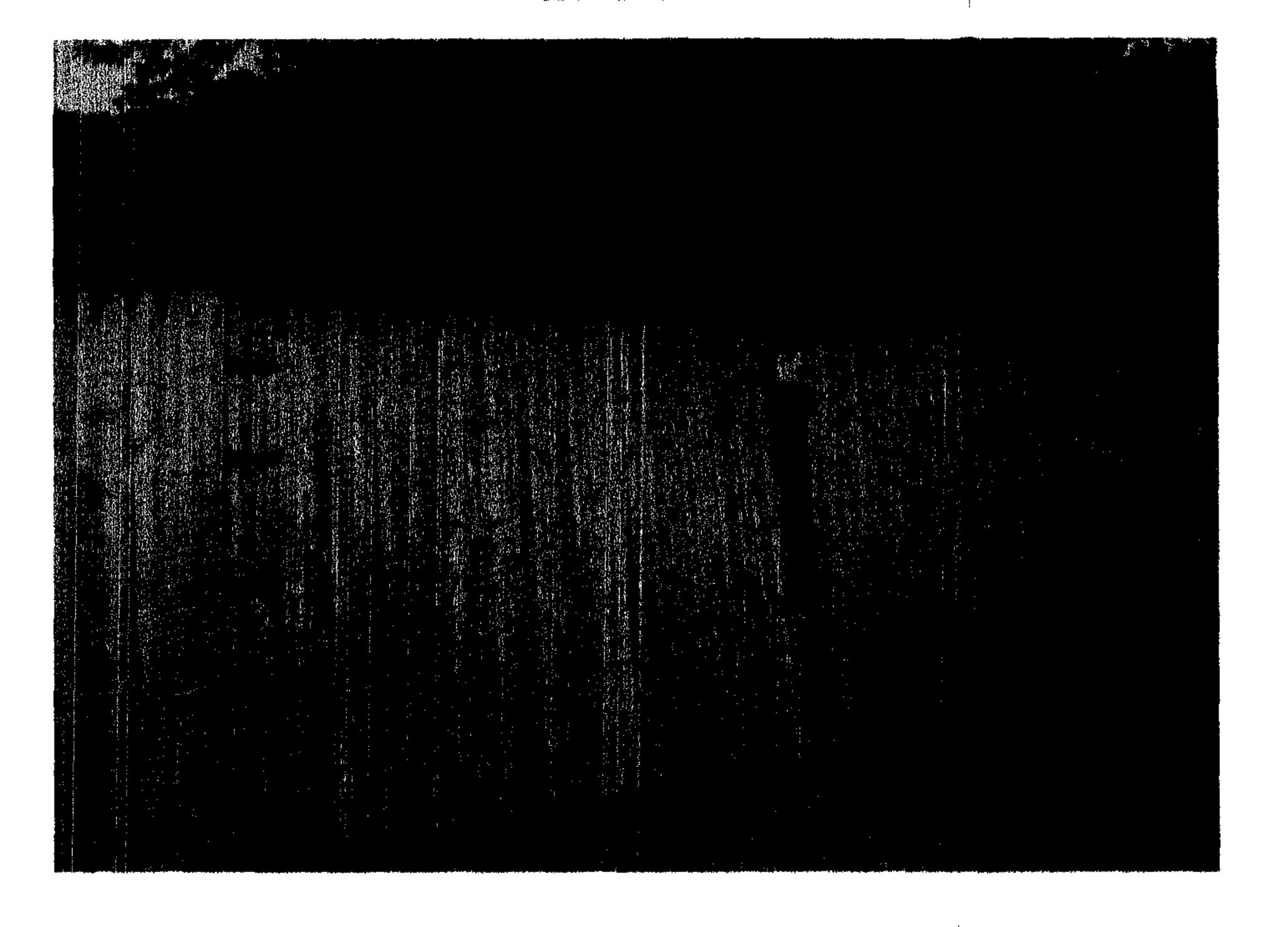


SUBJECT PROPERTY SHED & BOATS SEEN From NELGHBORG YARD. (2704.)





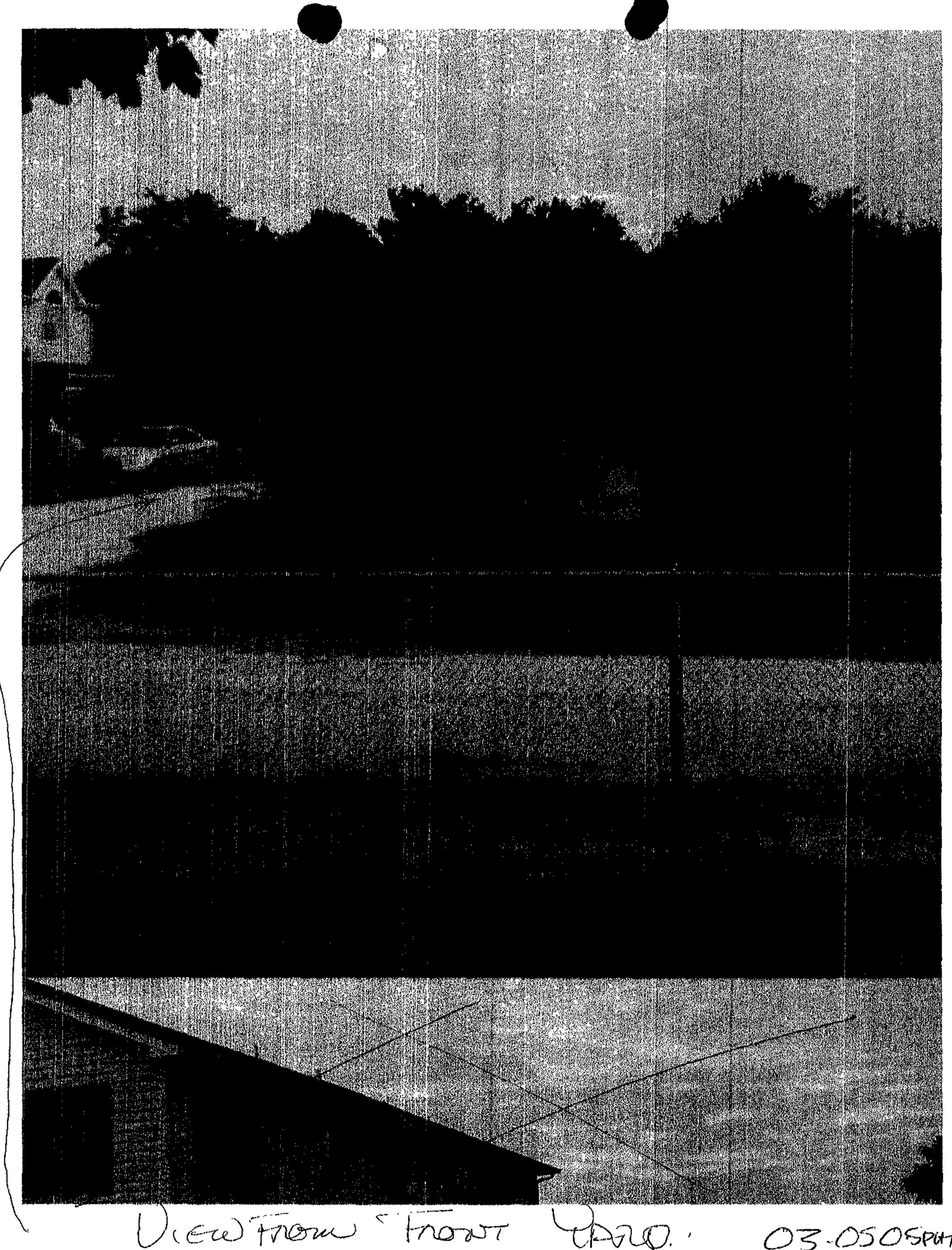
From PANO OF SUBJECT PROFENCY



TENUCT 6 ROAD LAND



VIEW From S-Meror SUBJECT Proposes, SHEDS



03-0505PHX

EPORT DATE 09/29/89 EPORT NO. 412297		REPORT THRU JRT	SYSTEM	.C16 PAGE 5367
***************	**************	**************	**********	********
STATUS DATE FEE SERIAL NO 4 STATUS DATE/CODE STICKER NO4 SUSEXPIR BATCH OFFICE NO4	LICENSE NO YEAR SEQUENCE SEX SSN PUB-INFO A FIELEPHONE NO BIRTH DATE EXEMPTION CD TYPE OF LICENSE CODES	CITY ADDRESS ST ZIPCD COUNTY MD-RES BOAT INFO BOAT HELPERS		GEAR TO BE USED *
+ + + + + + + + + + + + + + + + + + + +	***************	**************	*********	*************
09 15/87 10.00 000000 000000 000000 00000 00000 0000	¢ 05/12/48	CO YES O	* * *	TLIN DNET #
08/29/88 10 00 09/26/88 A-ACTIVE 000000 9947 0006	* 05/12/48	CO YES	* CRAB **	TLIN DHET
09/21/87 10.00 09/25/87 A-ACTIVE 075975 7171 CO	•	DO YES	+ CRAB	TLIN #
08/31/88 200 00 78249 08/21/89 R-RENEWAL 000000	* H 218560902		* FINF CRAB SSCL * * HSCL DYST CELS * *	GNET TLIN NET DNET DPTG* HKL1 BUYB CPOT * *
08/01/89 200,00 08/21/89 A-ACTIVE 000000	+ H 218560902 + 301-5632134 + 05/18/51	* 207 S BROADHAY * BALTIHORE MD 2127. * BC YES * 02	# FINF CRAB SSCL # HSCL OYST EELS #	GNET TLIN NET DNET DPTG HKLI BUYB CPOT
	+ 08/31/22 OVER-64	* BC YES 0	+ CRAB	TLIN
* 07/21/88 73190 * 08/19/88 A AC11V£ 000000 * 9060 0006	. 08/31/22 OVER-64	BC YES O	CRAB	TLIN *
# 09/01/89 50.00 B1526 # 09/13/89 A-ACTIVE 000000 # 1041 0006	+ 017648 90 00 + H + 02/26/57 + LCC	')	promusing %]	NATURAL RESOURCE REGISTRATION SERVE OFFICE BLDG. B-1

41

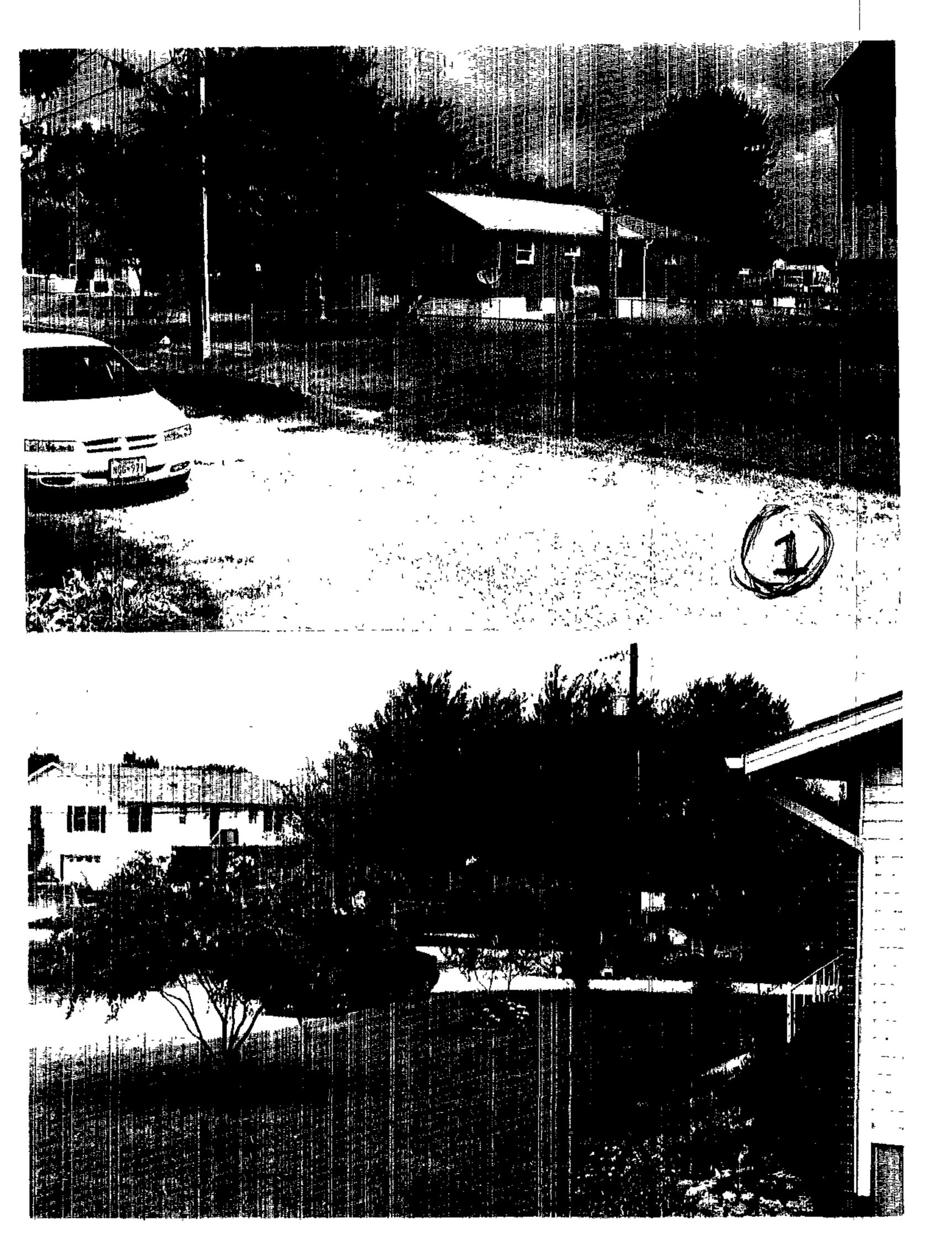
•

· •

•

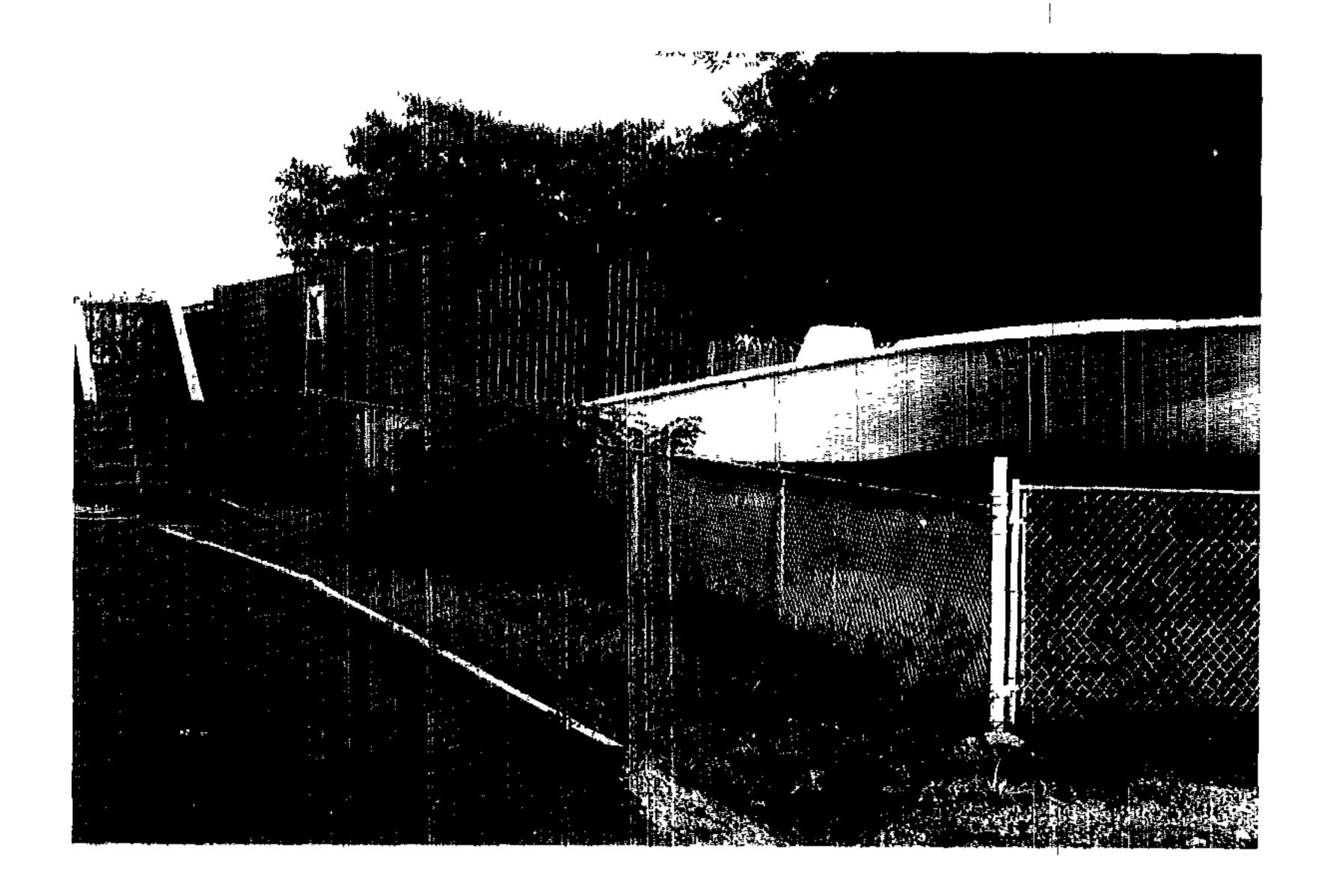
Cet Ex12

•

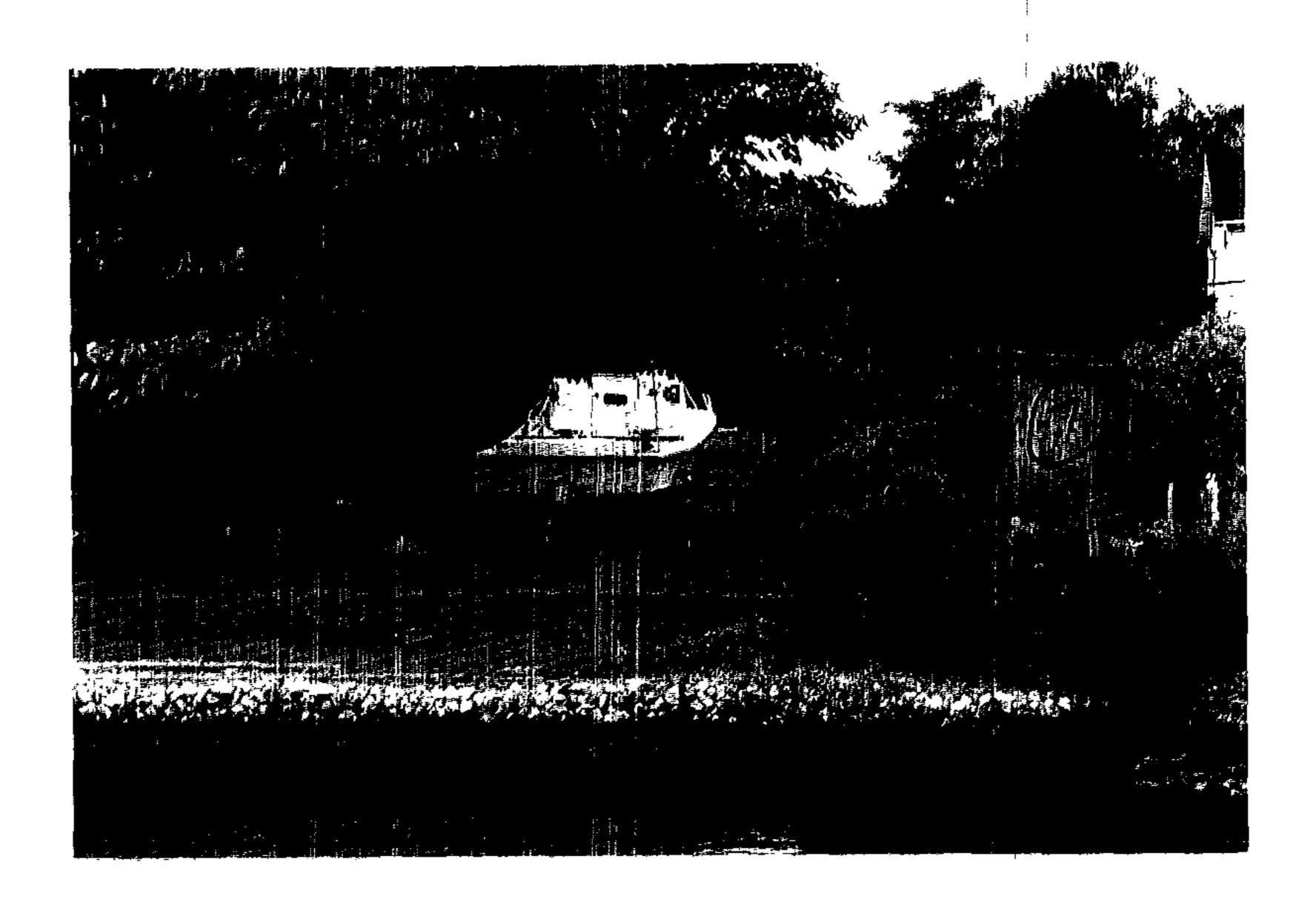






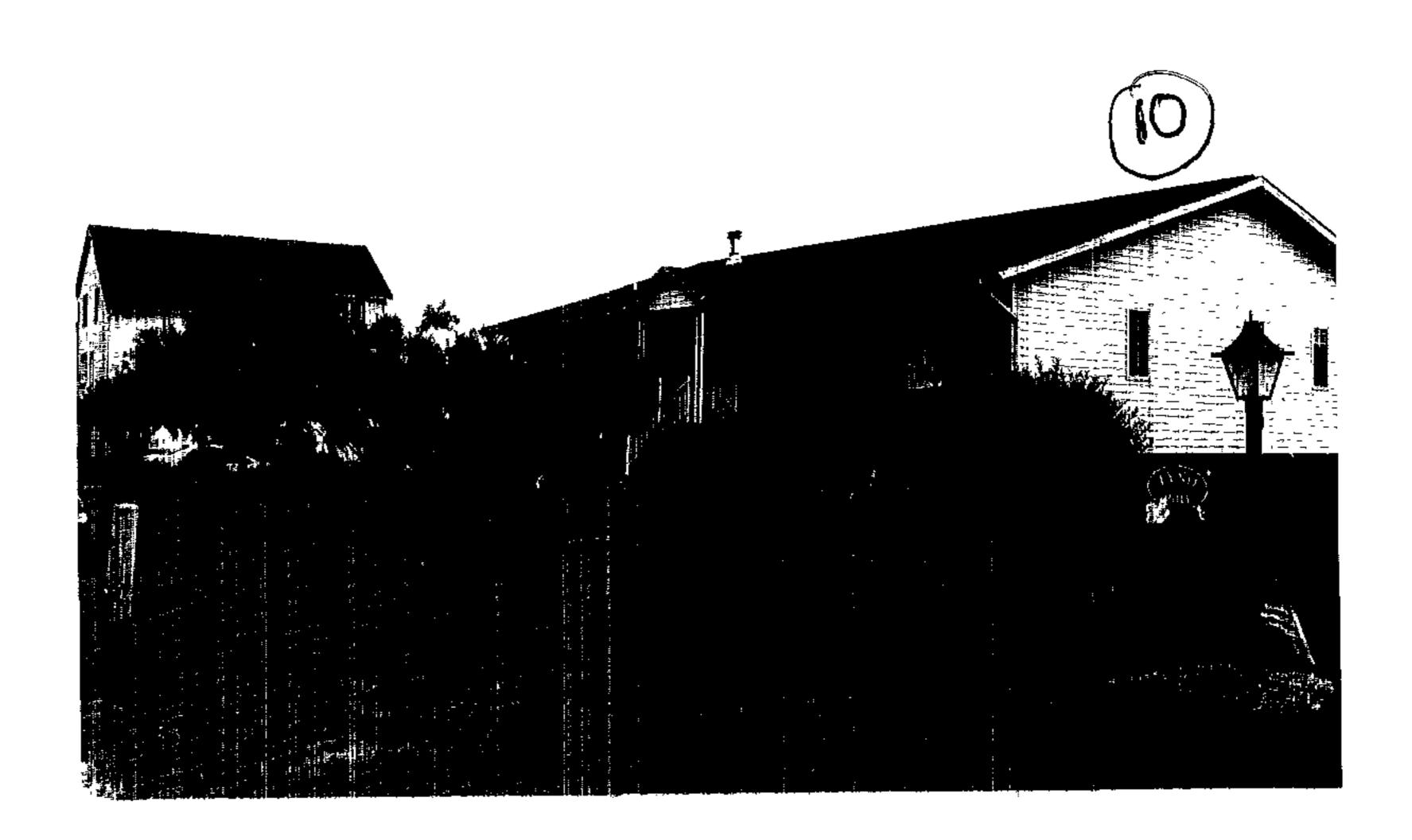








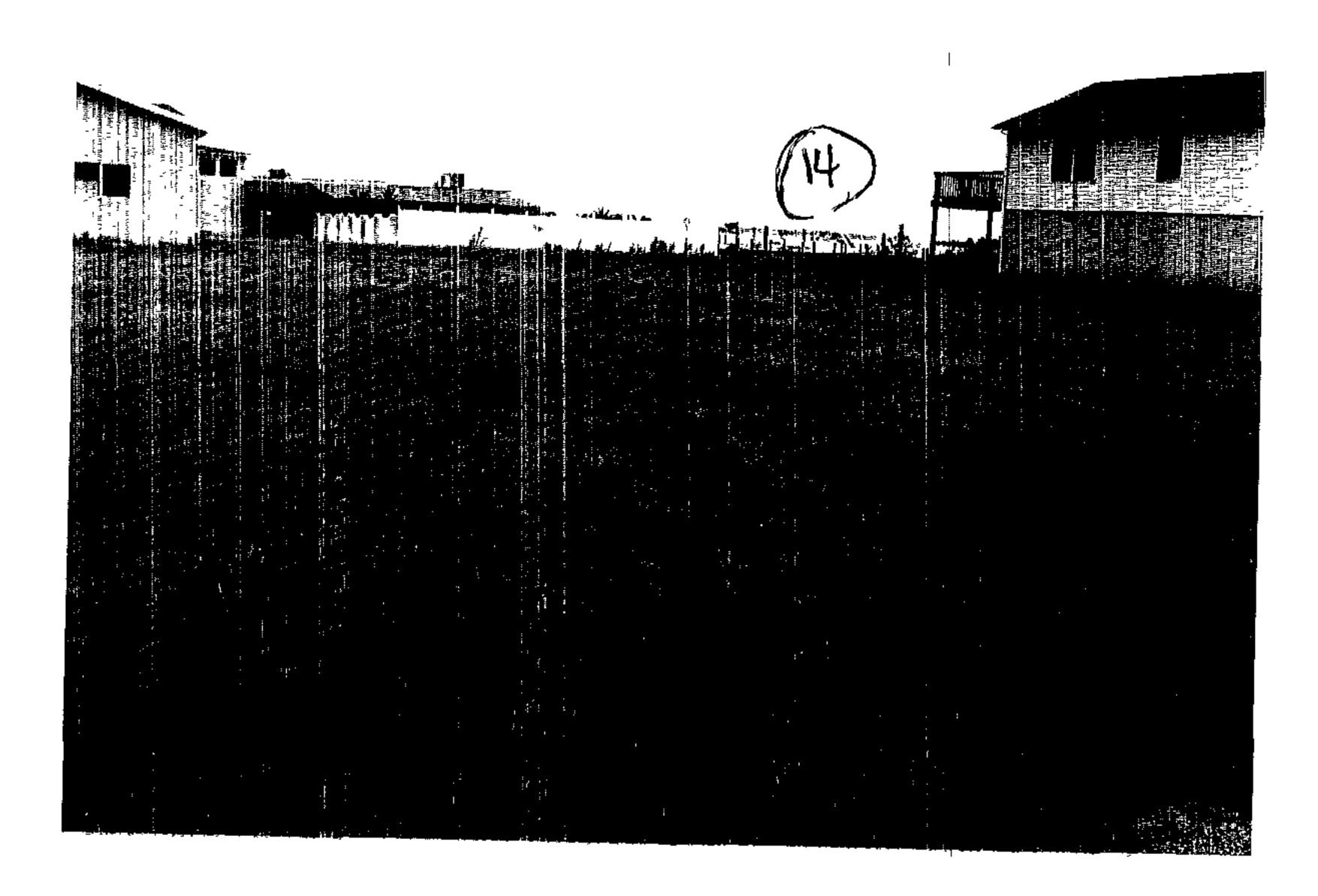


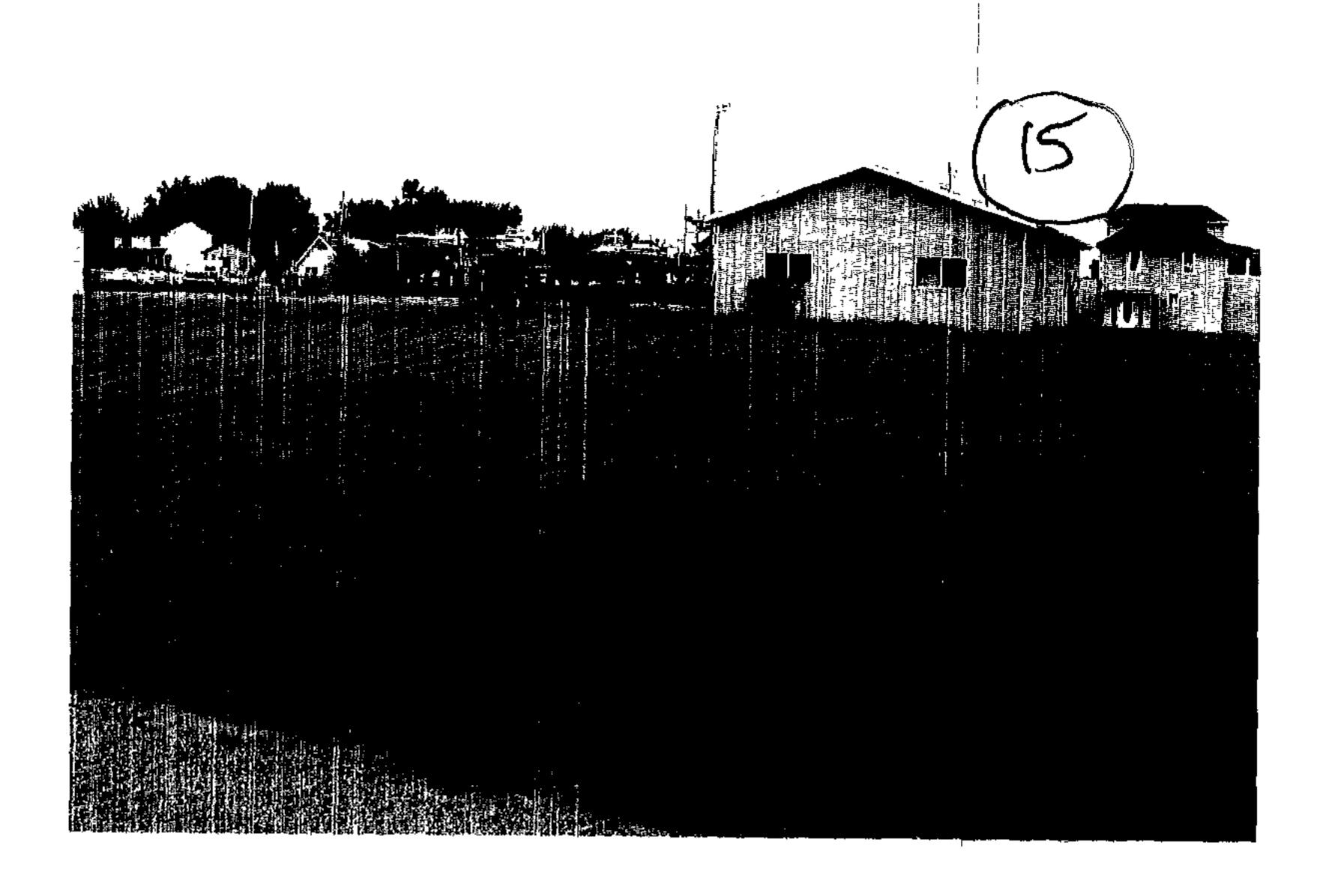


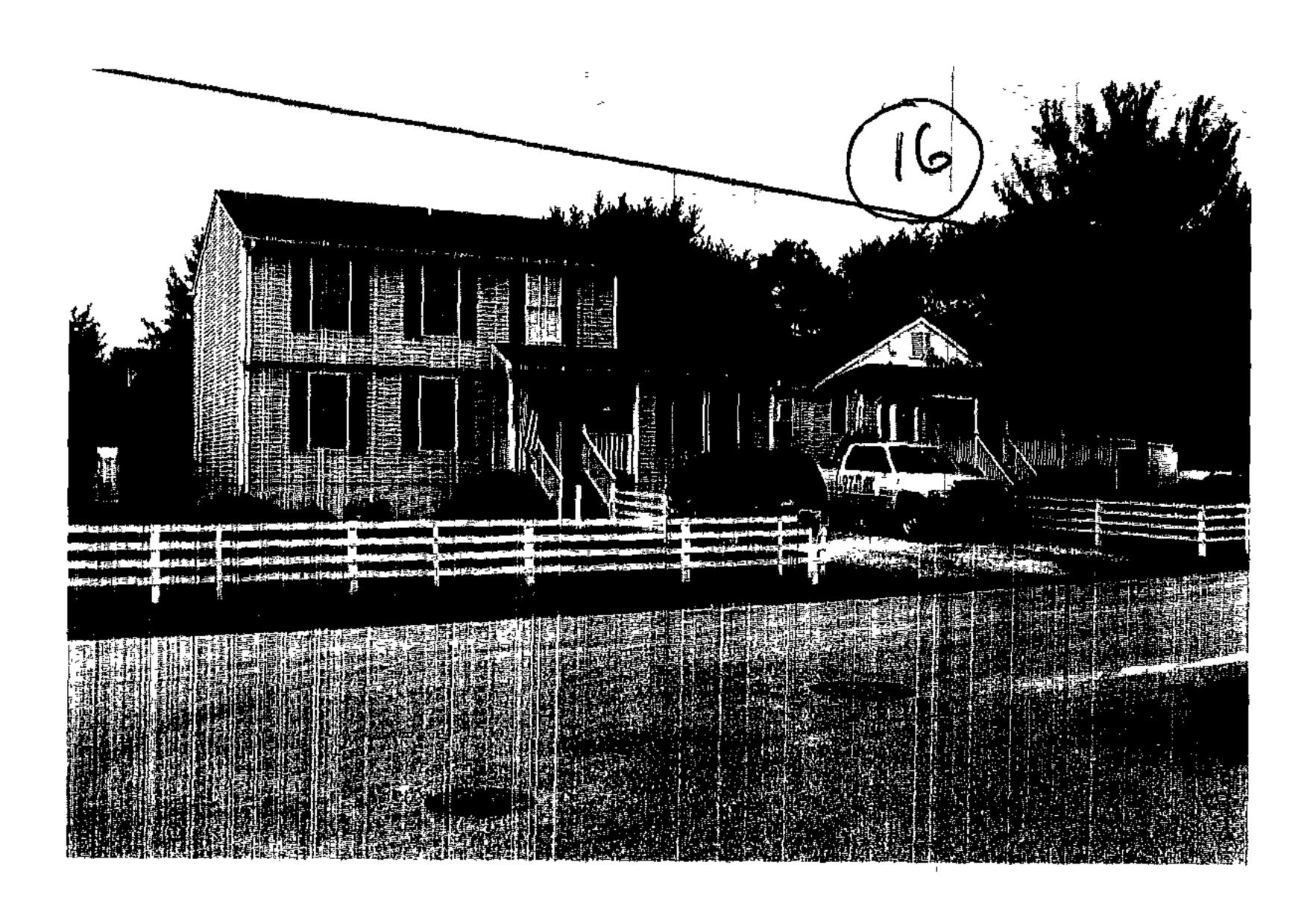








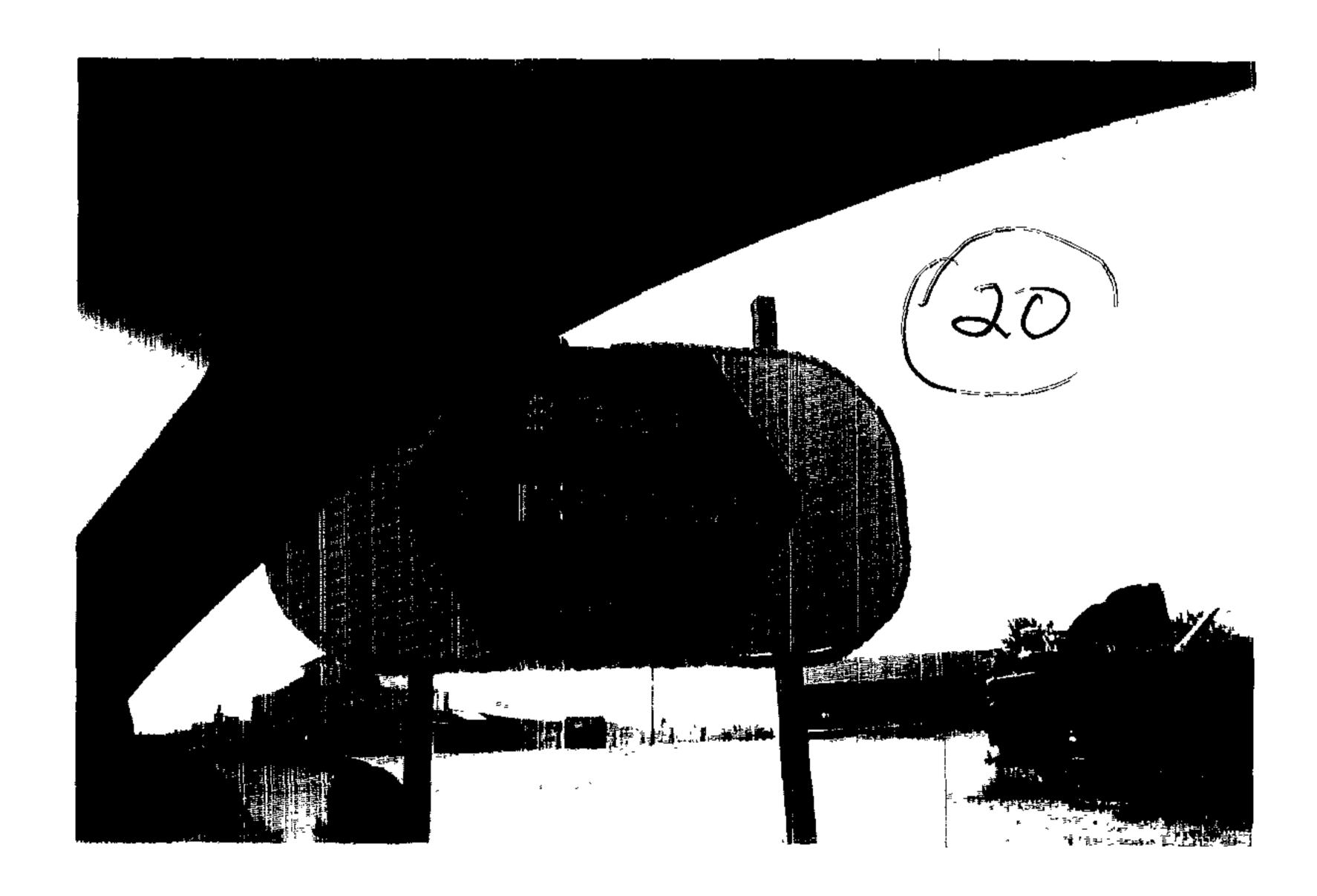










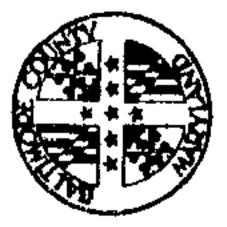


BO S 4 T

Baltimore County Zoning Commissioner Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Printed with Soybean link

RDLynd Photographs Casa No 03-020-1814X 2708 GP St 2708 GT St -(distant view) 10 Storage Containar (Rear View Ь. Kear view Rear View Neighbor to right 9. Verghbor - 9015 Swan Ave. 10 2711 6th St - Across Street 11. 9011 Swan Ave. 12. 672 91 - to left of 2708 13 Lot to left of 2708 61254. 14 2d 10+ 1eft 1 2708 GP 17. 15 Hetighbor-6h St. + Cuckdd Pt. Road Street View 2708 6025, to Right Street View 2708 6725, to Left Boat Storage - 1 Block Away



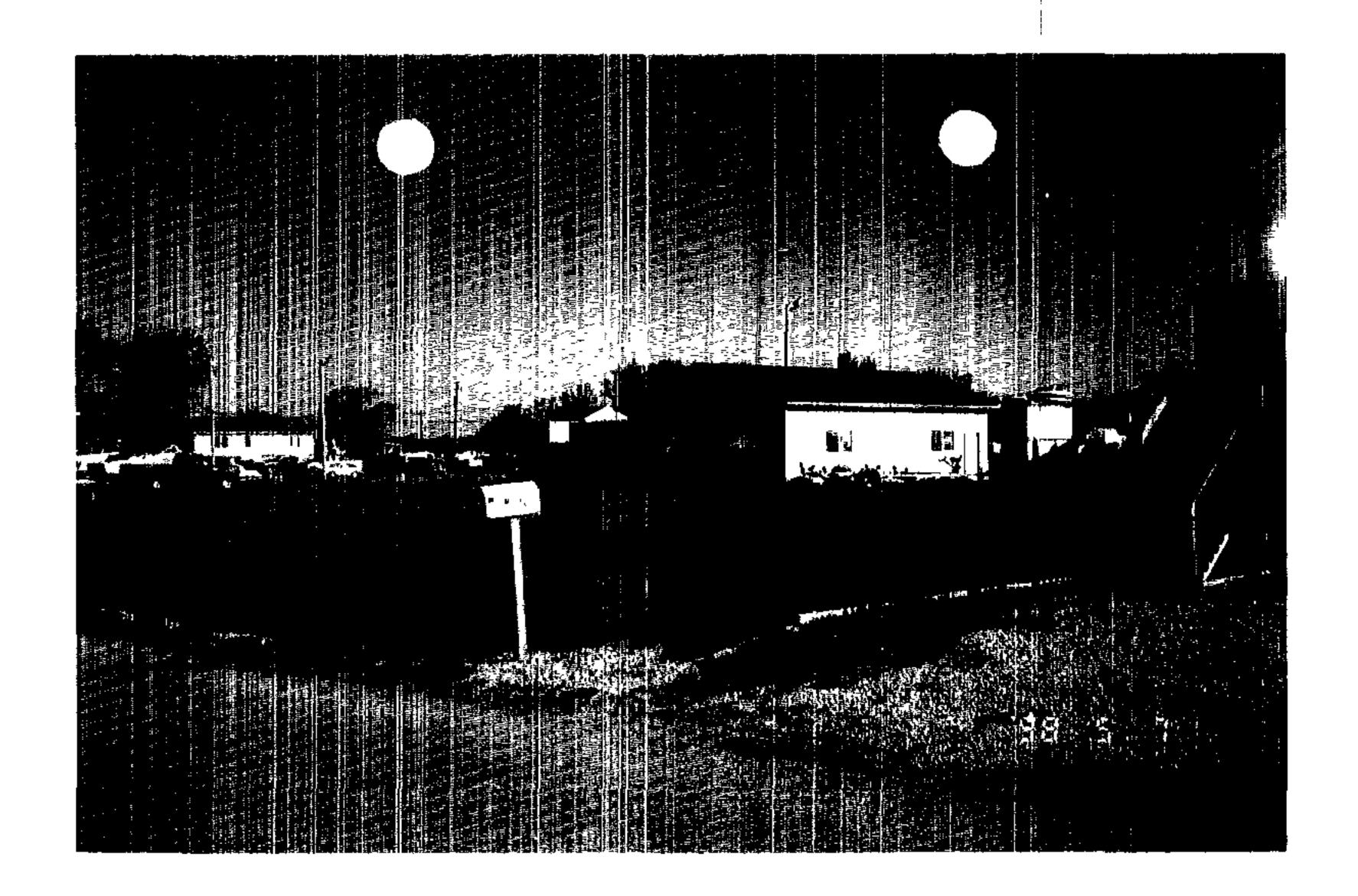
Baltimore County Zoning Commissioner Office of Planning Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204 Tholograph SPHX

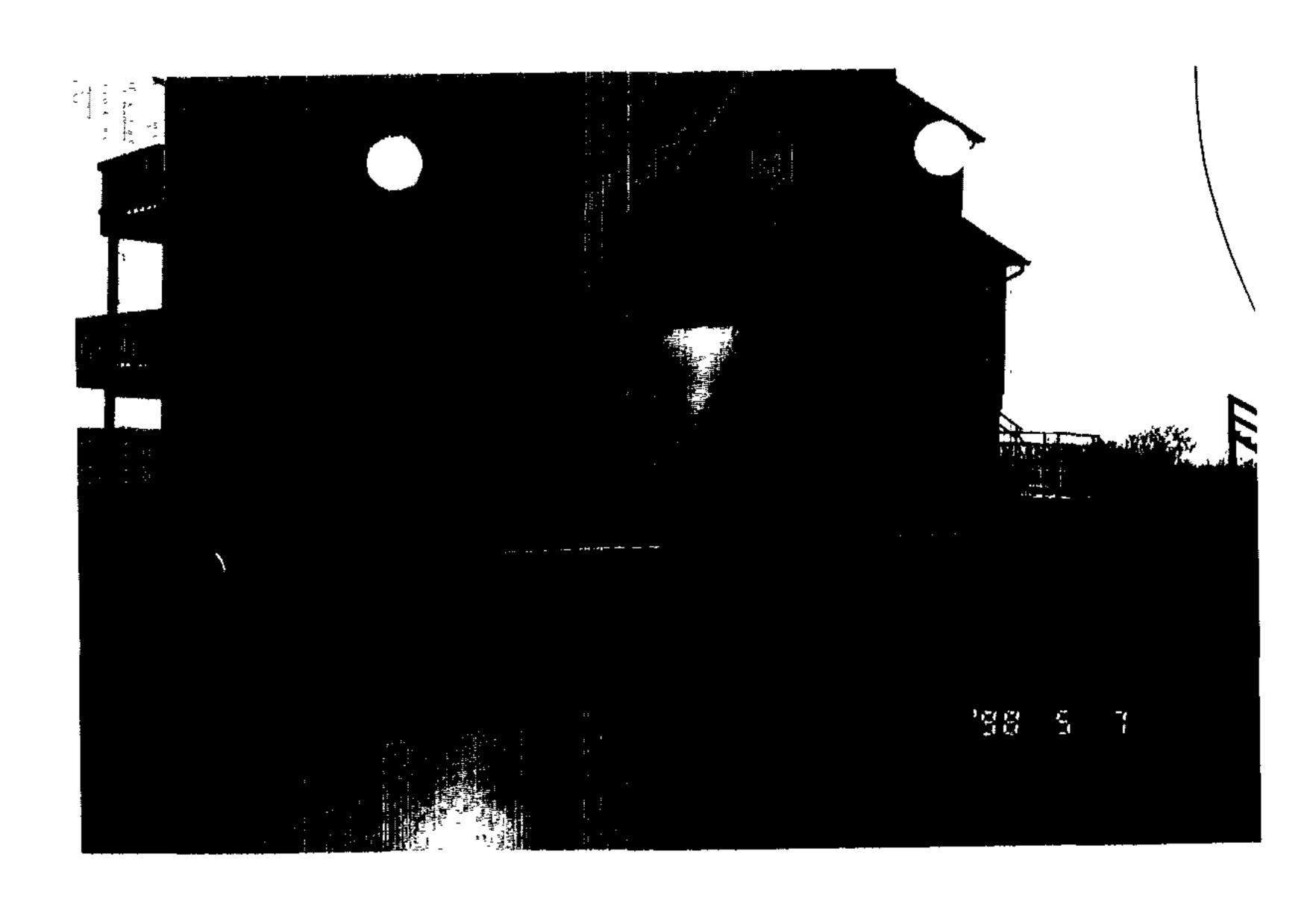





















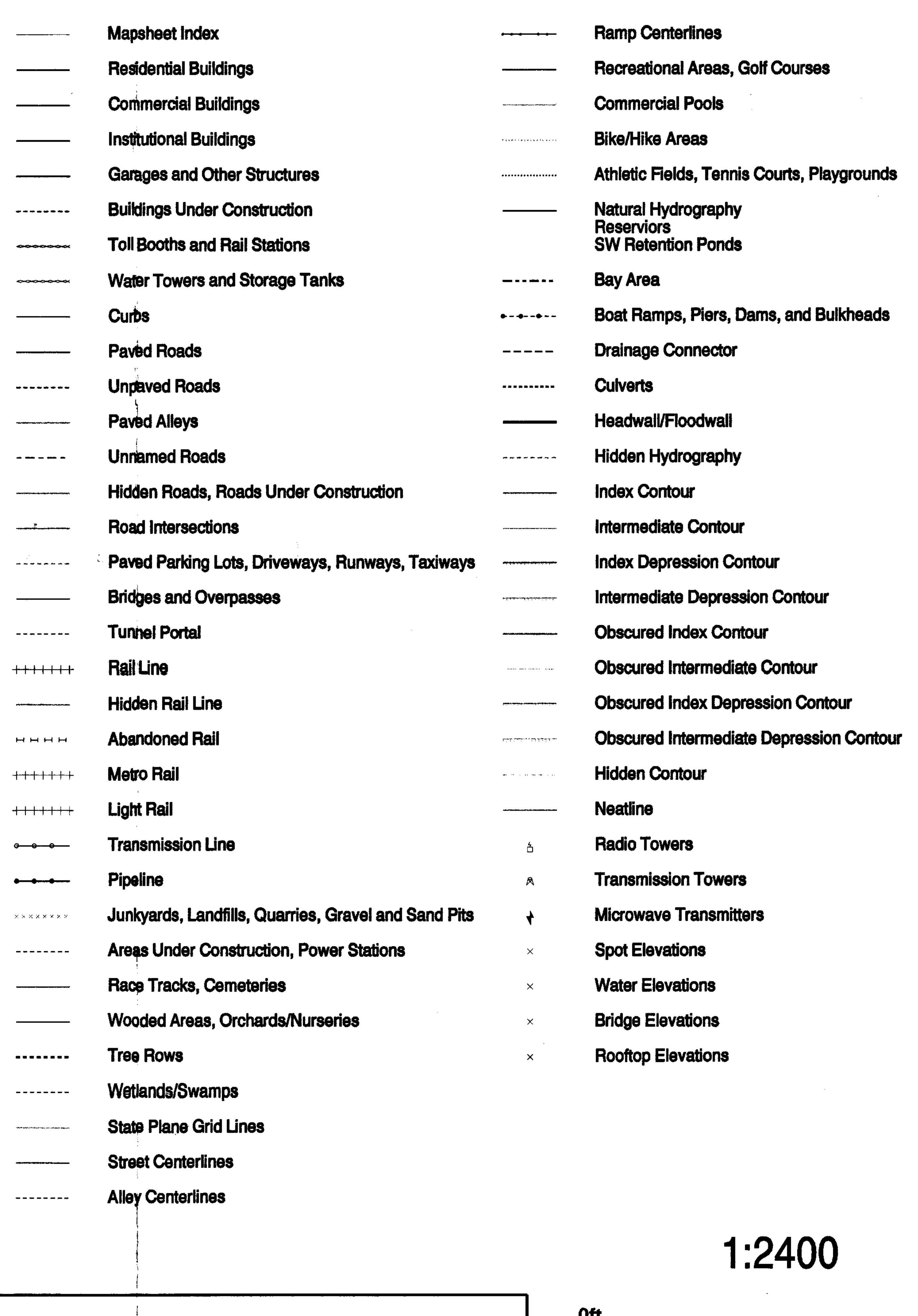


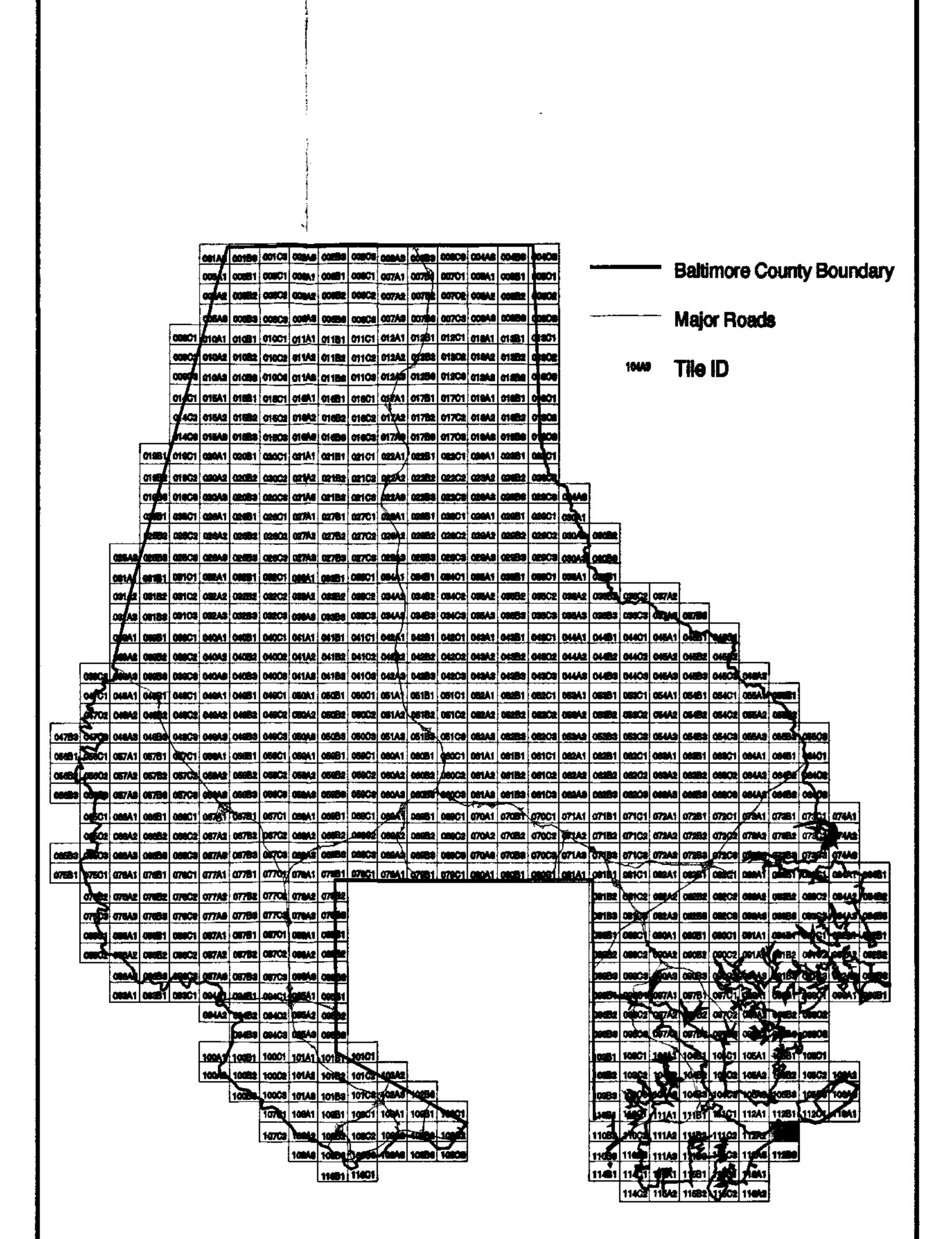
•

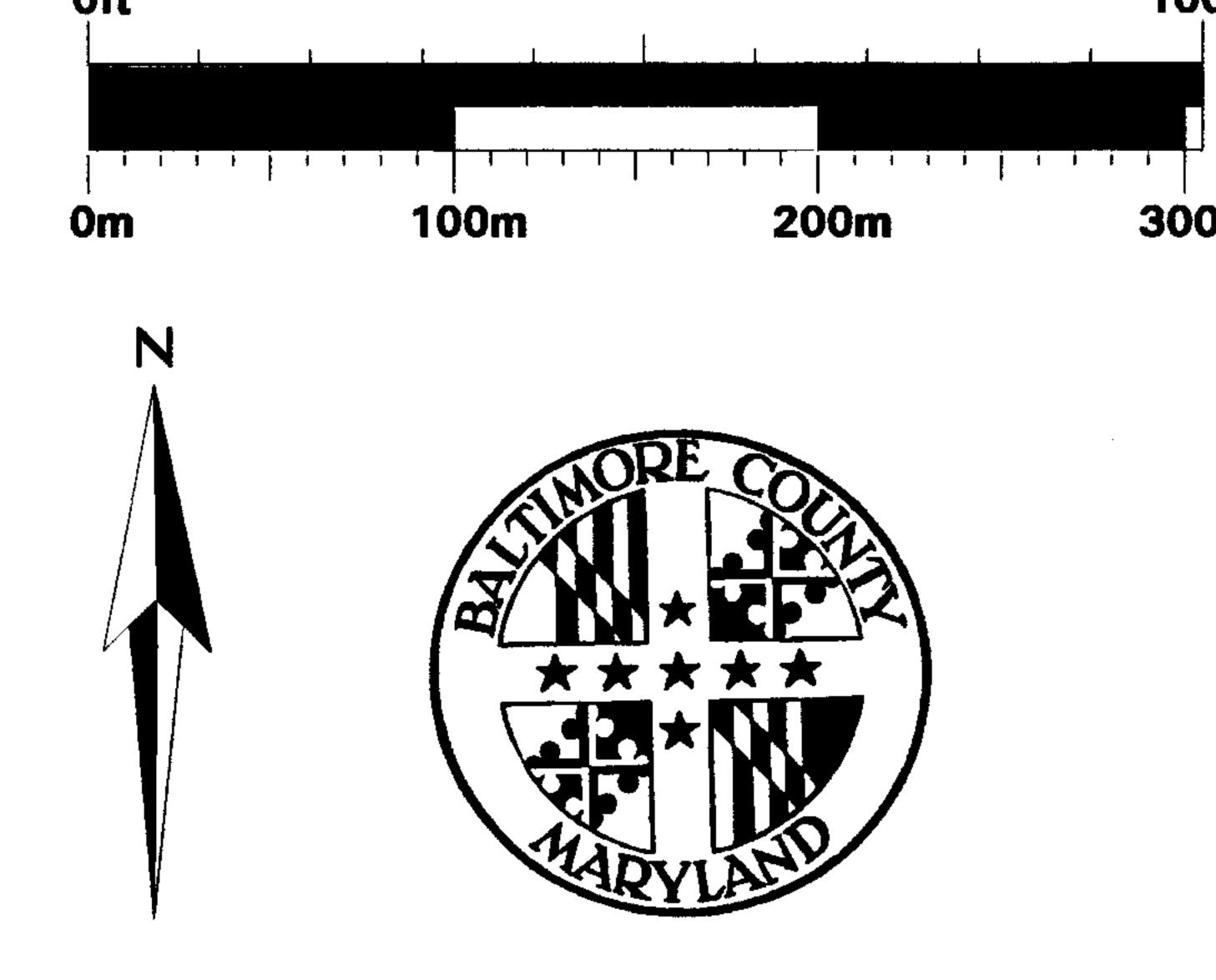
PLANIMETRICS PLOT



Legend







Baltimore County - OIT GIS Services Unit

Lavers:

INDEX, BLDG, ROADS, CLINE, TRANS
CULT, VEG, REC, HYDROL, HYDROP
COMM, SPOT, TOPO
Coordinate System:

Coordinate System:

Maryland State Plane: NAD83/91 Horiz. Datum Elevations in Feet: NAVD88 Vertical Datum Date of Data Capture: March 1995 File ID: 112b2

REVISED PLAT SWAN POINT ADEVELOPMENTOFTHE THE HART & MILLER ISLAND CO. SCALEIN-100 FT. EDWARD V. COONAN & CO. SPEVEYORS & CIVIL ENGINEERS. WEST COURTLAND STREET BALTIMORE MARYLAND

- -