

IN RE: PETITION FOR SPECIAL HEARING
N/S Townsend Road, 220' NW of the c/l
Mace Avenue
(366 Townsend Road)
15th Election District
7th Council District

Gregory Connelly
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-503-SPH
*

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Gregory Connelly. The Petitioner requests a special hearing to allow the area of a proposed accessory structure (1,680 sq.ft.) to be greater than the area of the principal dwelling (1,000 sq.ft.). 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 was Robert Infussi, a consultant retained by the property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Townsend Road, just west of Mace Avenue in Essex. The property contains a gross area of .230 acres, more or less, zoned D.R.5.5, and is improved with a two-story dwelling and three small accessory structures. The Petitioner has owned and resided on the property for many years. In fact, the Petitioner also owns the adjacent parcel, which is the site of the Connelly Funeral Home, a long-standing and well-known business establishment in Essex.

In any event, the Petitioner is desirous of constructing a 40' x 42' garage on the subject property and razing the existing accessory structures. On behalf of the Petitioner, Mr. Infussi

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converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities; however, the Petitioner shall be permitted to extend water to the building so that he can wash his automobiles.

- 3) To insure compatibility with the existing dwelling, the Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval prior to the issuance of any permits.
- 4) When applying for a building permit, 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

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Date 7/28/04
By [Signature]

Robert M. Infussi, Sr.
Principal



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