

IN RE: PETITION FOR SPECIAL HEARING
SE/S Winder Road, 384' NE of the c/l
Kennebunk Road
(1919 Winder Road)
1st Election District
1st Council District

Anthony Wheeler, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 05-492-SPH**

*

* * * * *

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 owners of the subject property, Anthony Wheeler, and his wife, Theresa Wheeler. The Petitioners request a special hearing to approve the parking of a commercial vehicle (step van) in the driveway on the subject property, pursuant to Section 431.B.3.b of the Baltimore County Zoning Regulations (B.C.Z.R.). 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 were Anthony and Theresa Wheeler, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northwest side of Winder Road, between Calais Court and Kennebunk Road in the subdivision known as Chadwick Manor in western Baltimore County. The property contains a gross area of 9,170 sq.ft., more or less, zoned D.R.5.5, and is improved with a single-family dwelling. The Petitioners have resided on the property for the past 8 years. Testimony indicated that Mr. Wheeler is a photographer by profession and records by video and camera equipment various celebrations, including weddings, birthday and anniversary parties, etc. He recently purchased a commercial step-van in September 2004 to use as his work vehicle. Although the van carries no visible equipment, it does contain advertising on both side panels of the truck.

ORDER RECEIVED FOR FILING

Date

By

6/2/05

Pop

The Petitioner has been parking/storing the vehicle at the end of the driveway adjacent to his home for the past 8 months, without complaint. However, at the advice of the attorney who assisted him in establishing his business, Mr. Wheeler filed the instant Petition.

As shown on the site plan, the van will be located approximately 75 feet from the road. The distance between the Petitioner's home and the house on the adjacent lot (26 feet) provides a natural enclosure. It was also indicated that in addition to the wooded property across the street from the site, there is a break of woods to the rear of his home which separate his property from the Chadwick Elementary School. Thus, only the rear of the van is visible from Winder Road. Testimony indicated that there is no other place to park the van and that the neighbors on either side do not object. In this regard, letters of support were received from the adjacent neighbors and marked into evidence as Petitioner's Exhibits 2A and 2B.

At issue in this case is the overnight parking of a commercial vehicle used solely by Mr. Wheeler who operates the business from his home. In essence, the Petition for Special Hearing seeks variance relief to allow the storage of the commercial vehicle used in the business in the side yard of the subject property.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and there was no opposition from any of the neighbors or the community association. Given the fact that the vehicle where parked is fully concealed by the narrow space between the homes, I find that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, in granting the relief, I shall impose certain conditions to protect the neighborhood and insure that there will be no expansion of this use that would allow a larger commercial vehicle to be stored on the subject property. In this regard, no more than one commercial vehicle shall be stored on the property and any replacement vehicle shall be of similar size and dimension so that it can be stored in the same location as the current truck.

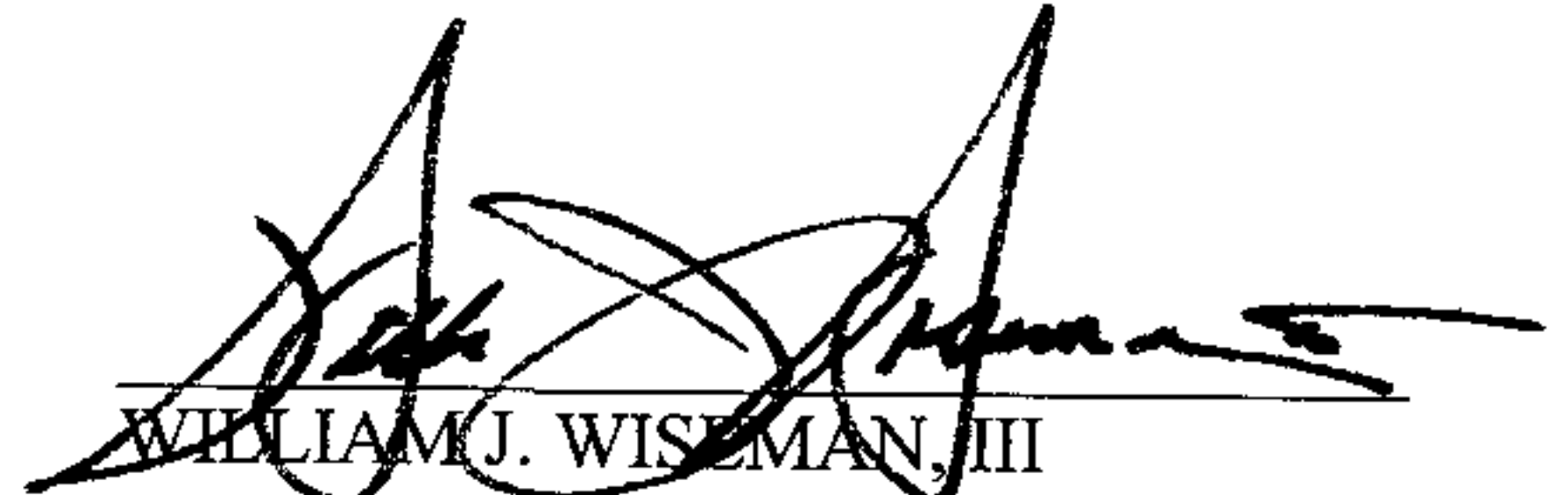
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

ORDER RECEIVED FOR FILING
Date 6/2/15
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of June 2005 that the Petition for Special Hearing seeking approval to park a commercial vehicle (step van) in the driveway on the subject property, pursuant to Section 431.B.3.b of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The 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) The relief granted herein is limited to the 1989 GMC step-van currently owned by the Petitioner, which must be stored in the location shown on Petitioner's Exhibit 1. In the event that vehicle must be replaced, the new vehicle must be similar in size and dimension so that it can be stored in the same location as the current vehicle. Moreover, there shall be no visible equipment or materials stored on the outside of the vehicle.
- 3) No more than one commercial vehicle shall be stored on the subject property.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be taken in accordance with Section 32-3-401 of the Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 6/2/05
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

June 7, 2005

Mr. & Mrs. Anthony Wheeler
1919 Winder Road
Baltimore, Maryland 21244

RE: PETITION FOR SPECIAL HEARING
SE/S Winder Road, 384' NE of the c/l Kennebunk Road
(1919 Winder Road)
1st Election District – 1st Council District
Anthony Wheeler, et ux - Petitioners
Case No. 05-492-SPH

Dear Mr. & Mrs. Wheeler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

A handwritten signature in black ink, appearing to read "Bill Wiseman", is written over the typed name.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1919 Winder Rd.
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The Parking of a Commercial Vehicle (Step Van) in the drive way of the,
Subject (Section 431.B.3.b; BCZR Property.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

Zip Code

Telephone No.

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By J. Wm Date 3.29.05

Case No. 05-492SP+1

Date 3/15/98

ORDER RECEIVED FOR FILING

To Whom It May Concern:

I Tony Wheeler, the founder of Freezing Time Videography with respect and gratitude am submitting this letter of request. I'm requesting your permission to have my company name affixed on a recently purchase step van. The visibility of my company name which has been crafted with considerable consideration, care, artistic innovation, and creativity is essential to notify the public of my existence. This truck will also be use to transport my video equipment to the assignments and to serve as a studio on wheels; such as the Tv News studio vans. Prior to the purchase of my vehicle for my company I was not aware that a request had to be submitted. I am making this request in its proper form for two reasons: one of which I believe in doing the right thing the best that I can and secondly is that I will not fear any future repercussions and setbacks to my company at a later date due to not following procedures. **The survival of my company desperately depends on the name of my company being advertise on the side of my truck.** I am a small company striving for the American dream: The care of my family, Home, to prosper and help others.

Your consideration on my behalf will be appreciated.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Tony Wheeler', followed by a horizontal line and a period.

Tony Wheeler
1919 Winder Road
Baltimore, Maryland. 21244

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1919 Winder Road Baltimore Maryland 21244
(address)

Beginning at a point on the ~~Kennebunk Road~~ ^{SE} side of
(north, south, east or west)
Winder Road which is 60'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 384 of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Kennebunk Road
(name of street)
which is 60' wide. *Being Lot # _____
(number of feet of right-of-way width)
Block L, Section # VB in the subdivision of Chadwick Manor
(name of subdivision)
as recorded in Baltimore County Plat Book # 28, Folio # 37,
containing 9,000 ±. Also known as 1919
(square feet or acres) (property address)
and located in the 1st Election District, / Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S 18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443629

492

DATE

3.29.05

ACCOUNT

2011-006-6150

AMOUNT

\$ 65.00

RECEIVED FROM

A. Wheeler

1919 W. Lane

FOR

Sp. Hcl.

RJ

PAID RECEIPT

ISSUED

DATE

NO.

2/27/2005

2/27/2005

1

ISSUED TO

ISSUED BY

FROM

ISSUED FOR

ISSUED FOR

FROM

ISSUED FOR

ISSUED FOR

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FROM

ISSUED FOR

ISSUED FOR

FROM

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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: #05-492-SPH
1919 Winder Road
S/east side of Winder Road,
384 feet n/east of centerline
of Kennebunk Road
1st Election District
1st Councilmanic District
Legal Owner(s): Anthony &
Theresa Wheeler
Special Hearing: to permit
the parking lot of a com-
mercial vehicle (step van)
the driveway of the subject
property.
Hearing: Wednesday, May
11, 2005 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue, Towson 21204.

WILLIAM WISEMAN
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions. Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/4/765 Apr. 26 48378

CERTIFICATE OF PUBLICATION

4/27/, 2005

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 4/26/, 2005.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-492-SPH

Petitioner/Developer: _____

Anthony + Theresa Wheeler

Date of Hearing/Closing: 5-11-05

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

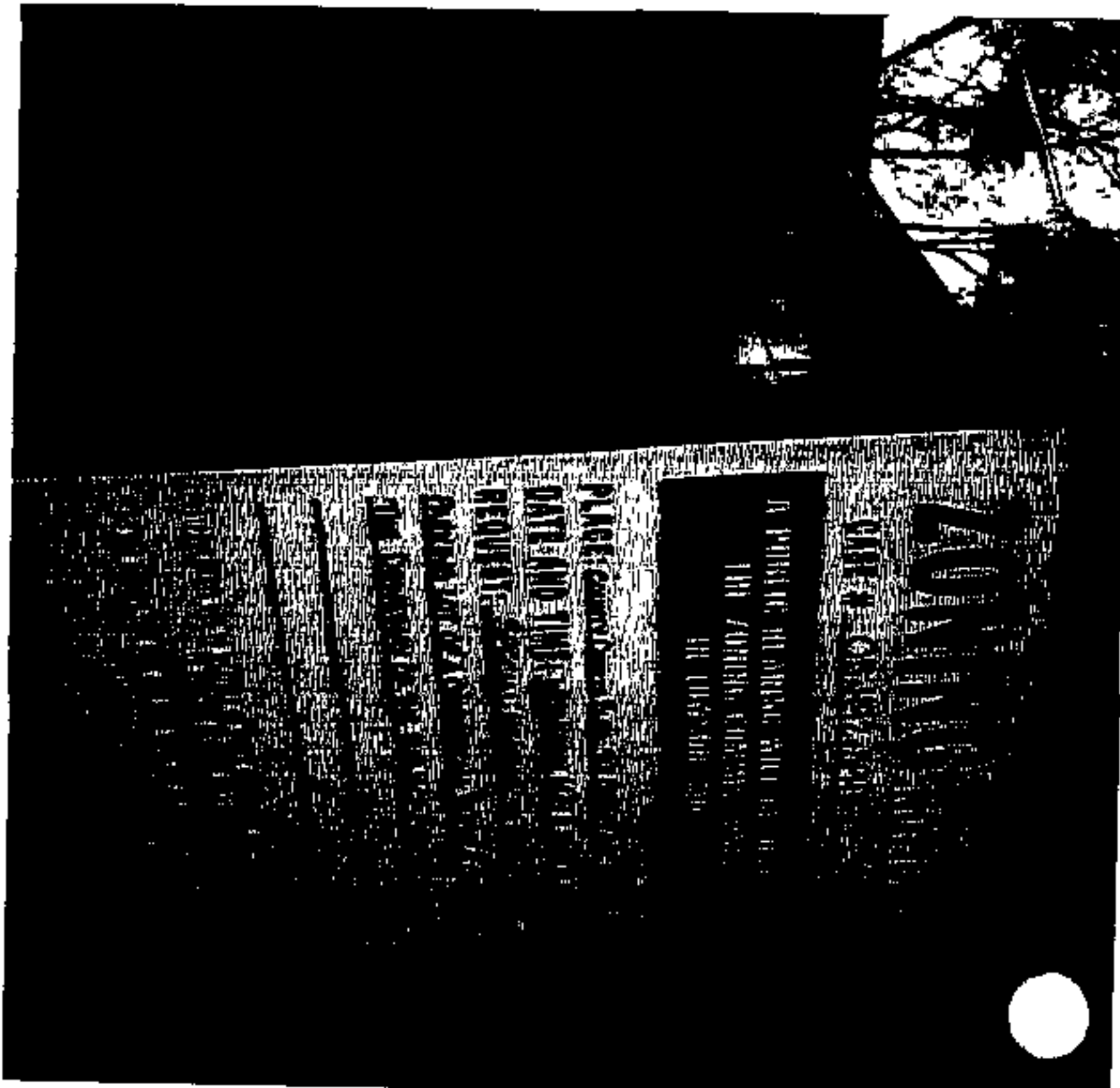
Attention: Kristen Matthews

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 1919 Winder Road
Baltimore, MD 21244

The sign(s) were posted on April 19, 2005

(Month, Day, Year)



Sincerely,

Stacy Gardner 4-19-05

(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

410-781-4000

RECEIVED
APR 21 2005
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 26, 2005 Issue - Jeffersonian

Please forward billing to:
Anthony Wheeler
1919 Winder Road
Baltimore, MD 21244

410-244-9416

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: 05-492-SPH

1919 Winder Road

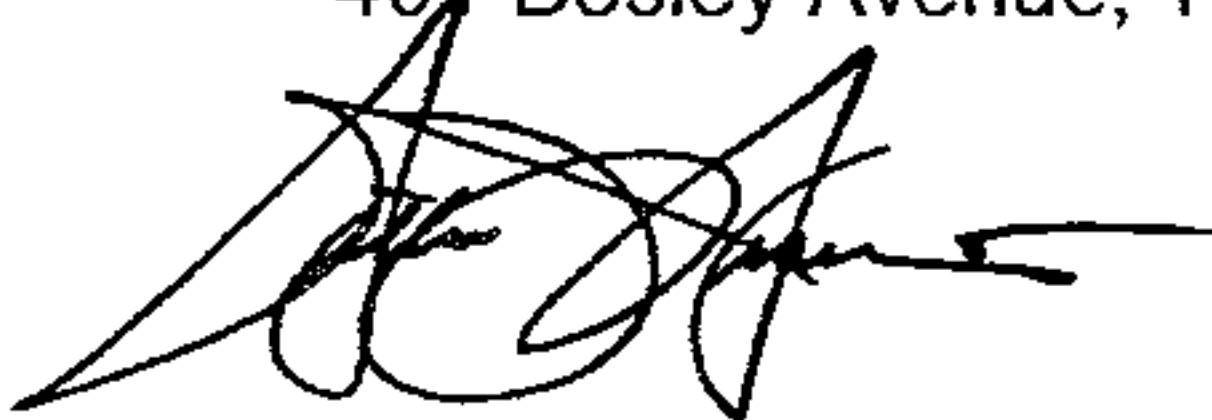
S/east side of Winder Road, 384 feet n/east of centerline of Kennebunk Road

1st Election District – 1st Councilmanic District

Legal Owners: Anthony & Theresa Wheeler

Special Hearing to permit the parking lot of a commercial vehicle (step van) the driveway of the subject property.

Hearing: Wednesday, May 11, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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 W Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

April 11, 2005

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: 05-492-SPH

1919 Winder Road

S/east side of Winder Road, 384 feet n/east of centerline of Kennebunk Road

1st Election District – 1st Councilmanic District

Legal Owners: Anthony & Theresa Wheeler

Special Hearing to permit the parking lot of a commercial vehicle (step van) the driveway of the subject property.

Hearing: Wednesday, May 11, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Anthony & Theresa Wheeler, 1919 Winder Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 26, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number:

492

Petitioner:

Anthony Wheeler

Address or Location:

1919 Winder Road

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

SAAL

Telephone Number:

410-277-9416

**Department of Permits and
Development Management**

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



Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

May 3, 2005

Mr. Anthony Wheeler
Theresa Wheeler
1919 Winder Road
Baltimore, Maryland 21244

Dear Mr. and Mrs. Wheeler:

RE: Case Number: 05-492-SPH, 1919 Winder Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2005.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



April 14, 2005

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 485, 486, 492, 498, 499, 500, 501, 504, 505

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 18, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2005
Item No. 485, 486, 487, 488, 490, 491,
492, 494, 495, 497, 498, 499, 501, 503,
and 504

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04182005.doc

- 134
5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

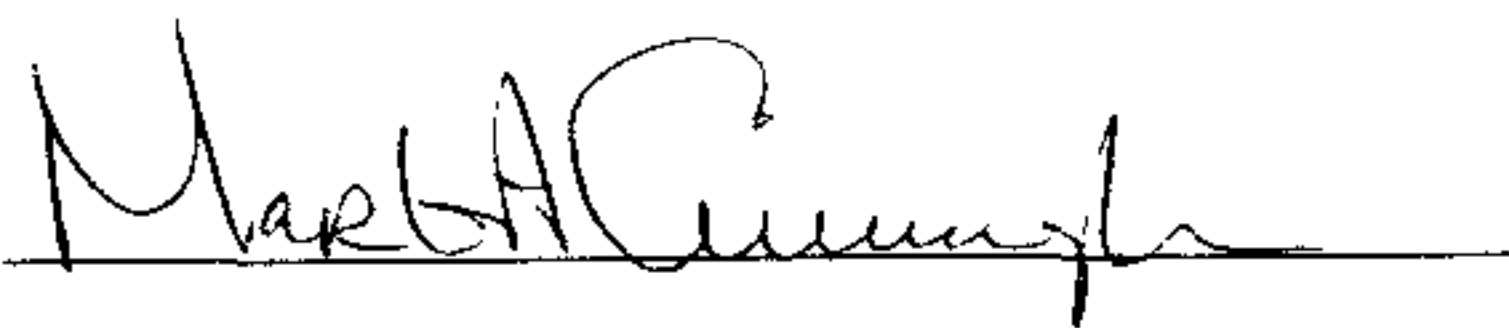
DATE: April 18, 2005

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

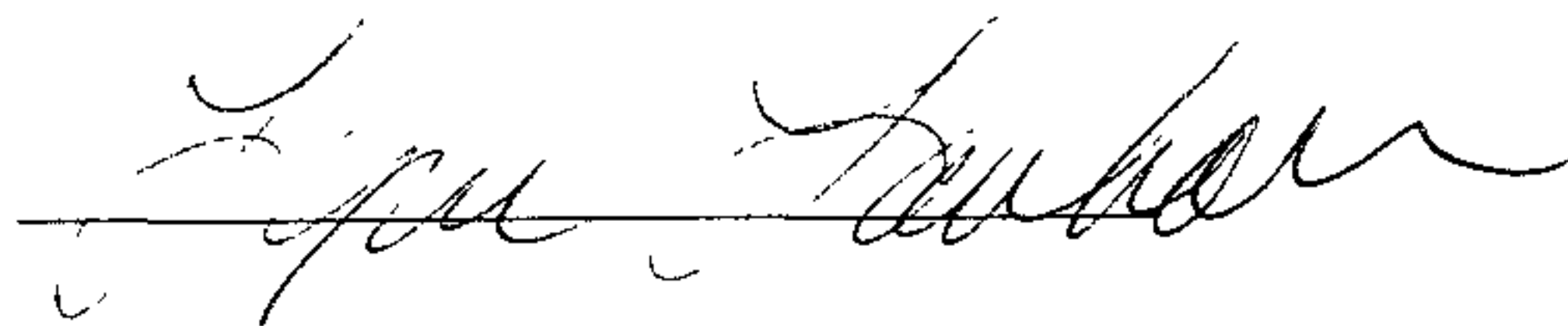
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-492

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

RECEIVED

APR 18 2005

ZONING COMMISSIONER



Robert L. Ehrlich, Jr. *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 4.8.05

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

RE: Baltimore County
Item No. 492 JCM

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

RECEIVED

MAY 18 2005

Anthony Wheeler
1919 Winder Road
Baltimore, MD. 212447
5/11/05

ZONING COMMISSIONER

Greetings Mr. William J. Wiseman, III
Zoning Commissioner

I Anthony Wheeler would like to take this time to express my heart felt appreciation for consideration regarding your decision concerning the parking of a commercial vehicle (step van) on my property driveway. Your respond to this very important matter will forever be appreciated.

Please find with this letter of appreciation two signed letters of confirmation from my neighbors on either side of my home stating their approval of my commercial vehicle (step van) being parked on my property driveway.

Once again Thank You!

May Your Request Be Blessed As Mine Has!.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1919 Winder Road; SE/side Winder Road, *
384' NE c/line Kennebunk Road * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts
Legal Owner(s):Anthony & Theresa Wheeler* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-492-SPH

* * * * *

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 and documentation filed in the case.

RECEIVED

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

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 11th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed to Anthony & Theresa Wheeler, 1919 Winder Road, Baltimore, MD 21244, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

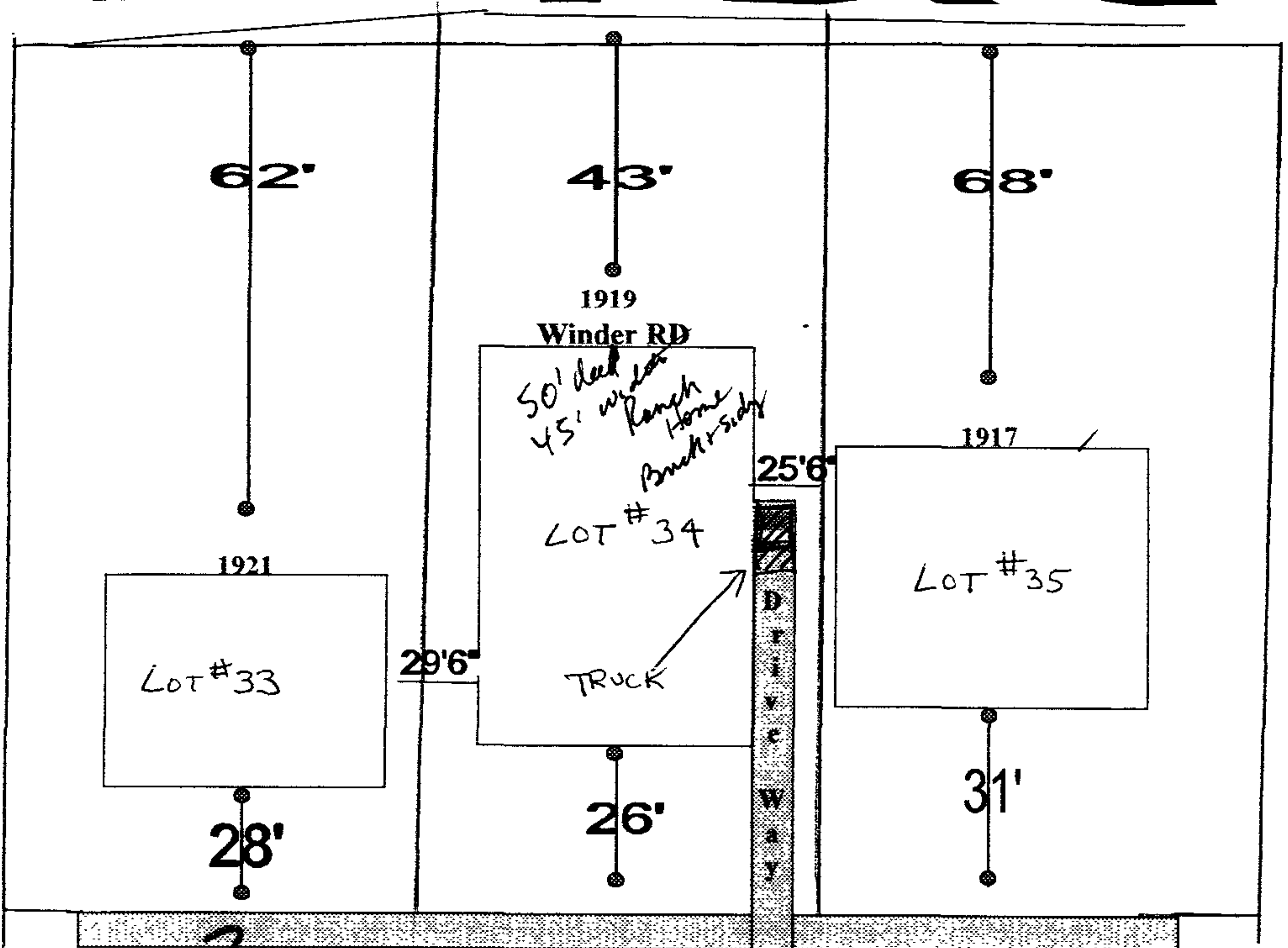
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Plat



North
Scale?

Winder Road

PETITIONER'S

EXHIBIT NO.

1

Plat To Accompany Petition For Zoning Spec...

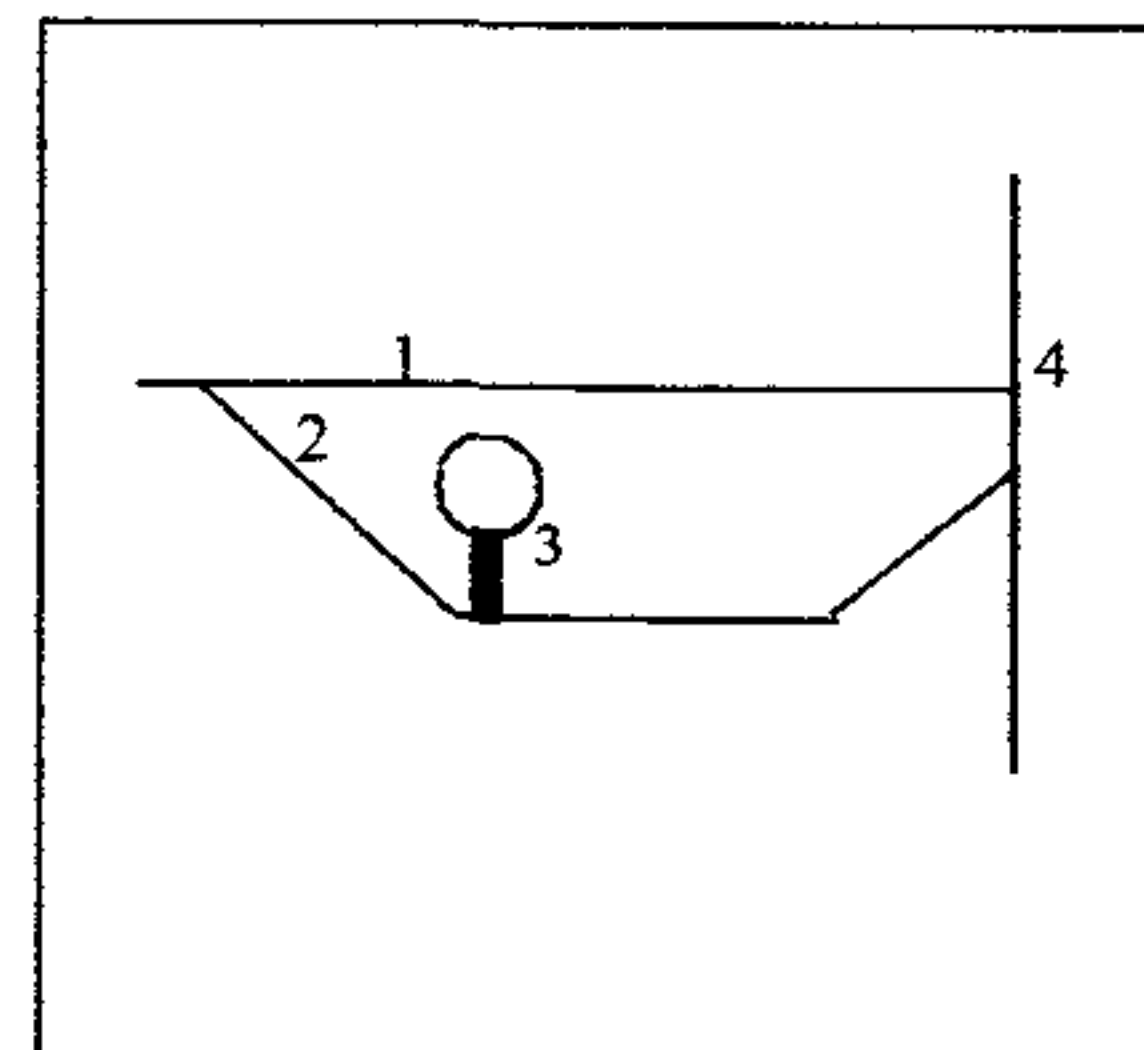
Property Address... 1919 Winder Road

Subdivision Name... Chadwick Manor

Plat Book # ...28 ... Folio #...37 ... Lot #...34 Section #...5B

Owners Mr & Mrs. Anthony Theresa Wheeler

Location Information



1) GreenGage..2) Winder Rd...3) Calais ...4) FairBrook

ZONING: DR5,5 MAP: NW 2-H

Election District #...1st

Councilmanic District #...1st

Lot Size #... 9,170.00

~~8,900 Feet # 21,924~~

Chesapeake Bay Critical Area... ☐ NO

100 Year Flood Plain.. ☐ NO

Historic Property/Building... ☐ NO Prior Zoning Hearing ..(None)... Prepared By _____

RECEIVED

MAY 13 2005

ZONING COMMISSIONER

Anthony Wheeler
1919 Winder Road
Baltimore, MD. 21244

RE: The Parking of A Commercial Vehicle On the Owners Property.

To whom it may concern,

I Simin Sadeghian Date: 05/11/05 the home owner and resident of 1917 Winder Road has been aware of a zoning sign posted on the premises and well visible to the public on Mr. Anthony/Theresa Wheeler 1919 Winder Road Baltimore, MD. 21244 property stating permission by special zoning hearing Case Number# 05-492-SPH held on May 11th /2005 at the Director's Office.....

County Office Building 401 Bosley Avenue, Towson 21204 @ 11:00a.m. in Room 407
a permit the parking of a commercial vehicle(step van) in the driveway of the owners property.

I am aware that I decline the opportunity to express any concerns that I may or could have had concerning the parking of said commercial vehicle on the property of Mr. Anthony/Theresa Wheeler 1919 Winder Road Baltimore, MD. 21244.

Thank You!

Ref: 05-492-SPH 2A

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 01 Account Number - 0115100230

Owner Information

Owner Name: SADEGHIAN SIMIN **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1917 WINDER RD **Deed Reference:** 1) /20289/ 618
 BALTIMORE MD 21244-1731 2)

Location & Structure Information

Premises Address

1917 WINDER RD

Legal Description

1917 WINDER RD
 CHADWICK MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:
94	5	93			5B	L	35	1	Plat Ref: 28/ 37

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,504 SF	9,940.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	32,480	32,480		
Improvements:	61,270	69,260		
Total:	93,750	101,740	96,413	99,076
Preferential Land:	0	0	0	0

Transfer Information

Seller: PATEL ASHWIN C	Date: 06/23/2004	Price: \$111,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20289/ 618	Deed2:
Seller: PERKINS BRENDA J	Date: 06/19/1987	Price: \$65,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7578/ 533	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Anthony Wheeler
1919 Winder Road
Baltimore, MD. 21244

RECEIVED

MAY 13 2005

ZONING COMMISSIONER

RE: The Parking of A Commercial Vehicle On the Owners Property.

To whom it may concern,

I FRANK GLADNEY Date: 5/11/05 the home owner and resident of 1921 Winder Road has been aware of a zoning sign posted on the premises and well visible to the public on Mr. Anthony/Theresa Wheeler 1919 Winder Road Baltimore, MD. 21244 property stating permission by special zoning hearing **Case Number# 05-492-SPH** held on May 11th /2005 at the Director's Office.....

County Office Building 401 Bosley Avenue, Towson 21204 @ 11:00a.m. in Room 407
a permit the parking of a commercial vehicle(step van) in the driveway of the owners property.

I am aware that I decline the opportunity to express any concerns that I may or could have had concerning the parking of said commercial vehicle on the property of Mr. Anthony/Theresa Wheeler 1919 Winder Road Baltimore, MD. 21244.

Thank You!

Frank Gladney

Petition 213

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
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Account Identifier: District - 01 Account Number - 0122250340

Owner Information

Owner Name:	WHEELER ANTHONY G,SR WHEELER THERESA M	Use:	RESIDENTIAL
Mailing Address:	1919 WINDER RD BALTIMORE MD 21244-1731	Principal Residence:	YES
		Deed Reference:	1) /14356/ 41 2)

Location & Structure Information

Premises Address
1919 WINDER RD

Legal Description

1919 WINDER RD
CHADWICK MANOR

Winder Mill

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:	Plat Ref:
94	5	93			5B	L	34	1		28/ 37

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1963	1,924 SF	9,170.00 SF	04
Stories	Basement			Type	Exterior
1	NO			STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	32,290	32,290		
Improvements:	67,150	80,580		
Total:	99,440	112,870	103,916	108,392
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCLEAN JOHN GARFIELD	Date: 03/15/2000	Price: \$80,000
Type: NOT ARMS-LENGTH	Deed1: /14356/ 41	Deed2:
Seller: DAVIS JAMES B,3RD	Date: 06/01/1987	Price: \$71,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7551/ 682	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

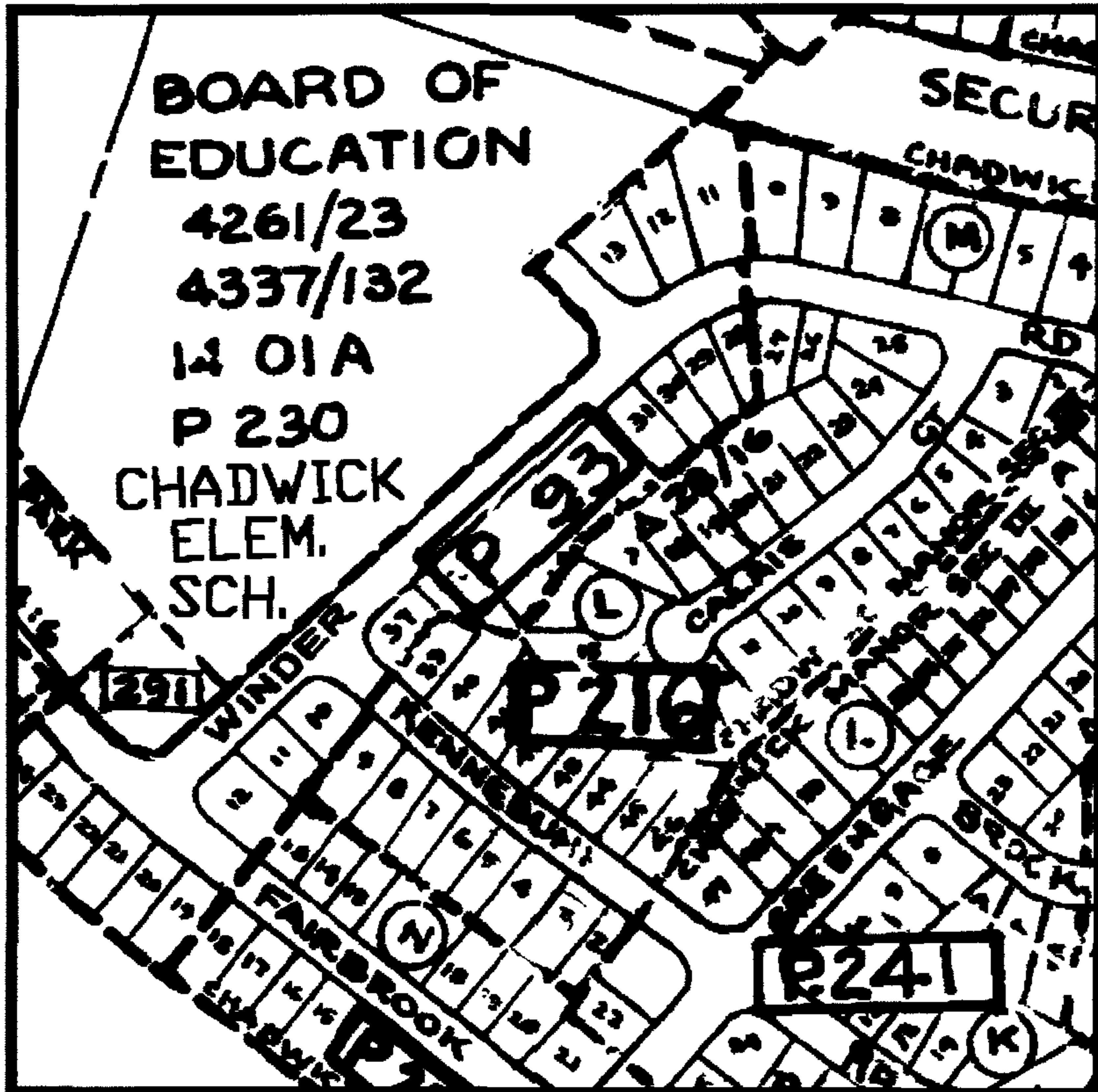
* NONE *



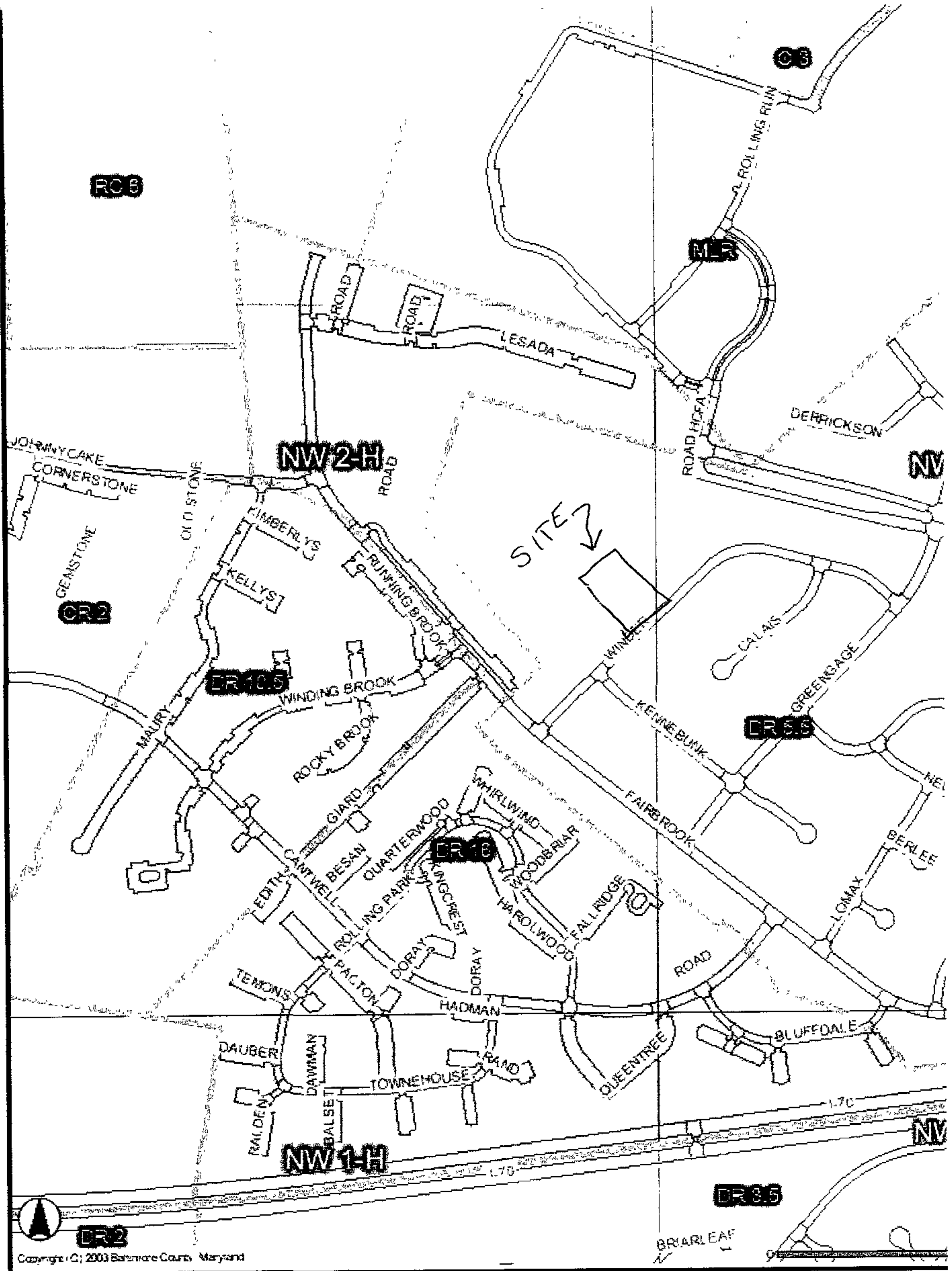
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 01 Account Number - 0122250340



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 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html



Freezing

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Tony Wheeler Owner

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Fax # 410-277-9415

www.ftv@aol.com