

IN THE MATTER OF
THE APPLICATION OF
ALGIRDAS M. VELIUONA – LEGAL OWNER /
PETITIONER FOR SPECIAL HEARING AND
VARIANCE ON THE PROPERTY LOCATED
AT 120 STONEWALL ROAD

1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 14-216-SPHA

* * * * *

ORDER OF DISMISSAL

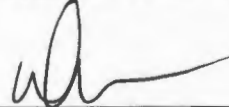
This matter comes to the Board of Appeals by way of an appeal filed by Algirdas M. Veliuona, Petitioner/Appellant, from a final decision of the Administrative Law Judge dated June 17, 2014, in which the requested zoning relief was denied. A Motion for Reconsideration was filed and an Order denying the Motion was issued on July 24, 2014.

WHEREAS, the Board is in receipt of a hand delivered letter of voluntary withdrawal of appeal filed on September 23, 2014, by Algirdas M. Veliuona, Petitioner/Appellant, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Petitioner/Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of September 23, 2014;

THEREFORE, IT IS ORDERED this 10th day of October, 2014
by the Board of Appeals of Baltimore County that the appeal taken in Case No. 14-216-SPHA be
and the same is hereby **DISMISSED**.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**



David L. Thurston, Chairman



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

October 10, 2014

Mr. Algirdas M. Veluona
9012 Forest Oaks Road
Owings Mills, Maryland 21117

RE: In the Matter of: Algirdas M. Veluona
Case No: 14-216-SPHA

Dear Mr. Veluona:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script that reads "Sunny Cannington".

Krysundra "Sunny" Cannington
Administrator

KLC/tam
Enclosure

c: Patrick C. Richardson, Jr., P.E./Richardson Engineering, LLC
Erica & Tadd Russo
Stephen & Lee Ann Spindler
Gregory Wall
Pat Muir
Office of People's Counsel
Arnold Jablon, Director/PAI
Chip Raynor, Division of Code Insp. & Enforcement/PAI
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 26, 2014

Algirdas M. Veluona
9012 Forest Oaks Road
Owings Mills, MD 21117

RE: In the matter of: Algirdas M. Veluona
Case No: 14-216-SPHA

Dear Mr. Veluona:

We are in receipt of your letter of voluntary withdrawal of your appeal. Please be advised that the hearing scheduled on October 7, 2014, in your case has been removed from the Board's docket. An Order of Dismissal will follow in the very near future.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Sunny Cannington".

Krysundra "Sunny" Cannington
Administrator

cc: Patrick C. Richardson, Jr., P.E./Richardson Engineering, LLC
Erica & Tadd Russo
Stephen & Lee Ann Spindler
Gregory Wall
Pat Muir
Office of People's Counsel
Arnold Jablon, Director/PAI
Chip Raynor, Division of Code Insp. & Enforcement/PAI
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law

Algirdas M. Veluona

9012 Forest Oaks Road – Owings Mills, MD 21117

September 19, 2014

Board of Appeals of Baltimore County
Jefferson Building
Second Floor, Suite 203
105 West Chesapeake Avenue
Towson, MD 21204

RE: Algirdas M. Veluona – Legal Owner
120 Stonewall Road
1st Election District; 1st Council Manic District

14-216-SPHA

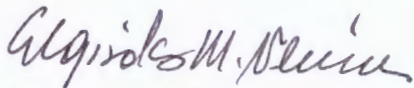
Dear Mr. Cannington

This is to advise you that we are withdrawing our request for a Variance appeal hearing on the above property. Due to unexpected circumstance we find it necessary to drop said appeal at this time.

If you have any questions or need further information please advise me accordingly.

Thanking you for your attention to this matter, I am

Sincerely,



Algirdas M. Veluona

RECEIVED
SEP 23 2014

BALTIMORE COUNTY
BOARD OF APPEALS

KEVIN KAMENETZ
County Executive



July 29, 2014

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

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JUL 29 2014

BALTIMORE COUNTY
BOARD OF APPEALS

Algirdas & Lois Veliuona
9012 Forest Oaks Road
Owings Mills, Maryland 21117

RE: APPEAL TO BOARD OF APPEALS

Case No. 2014-0216-SPHA
Location: 120 Stonewall Road

Dear Mr. and Mrs. Veliuona:

Please be advised that an appeal of the above-referenced case was filed in this Office on July 25, 2014. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

c: Baltimore County Board of Appeals
People's Counsel for Baltimore County
Chip Raynor, Division of Code Inspections & Enforcement, PAI
Rick Richardson, Richardson Engineering, LLC, 30 E. Padonia Rd., Ste. 500, Timonium, MD 21093
Tadd and Erica Russo, 118 Stonewall Road, Catonsville, MD 21228
Lee Ann Spindler, 2107 Stonewall Road, Catonsville, MD 21228
Gregory Wall, 114 Stonewall Road, Catonsville, MD 21228
Pat Muir, 1 Trotters Ridge Ct., Catonsville, MD 21228

Address List

Petitioner:

Algirdas M. Veluona
9012 Forest Oaks Road
Owings Mills, MD 21117

Patrick C. Richardson, Jr., P.E.
Richardson Engineering, LLC
30 E. Padonia Road, Suite 500
Timonium, MD 21093

Protestants:

Erica & Tadd Russo
118 Stonewall Road
Catonsville, MD 21228

Interoffice:

Office of People's Counsel
Arnold Jablon, Director/PAI
Chip Raynor, Division of Code Insp. & Enforcement/PAI
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law

Stephen & Lee Ann Spindler
2107 Stonewall Road
Catonsville, MD 21228

Interested Persons:

Lois Veluona
9012 Forest Oaks Road
Owings Mills, MD 21117

Gregory Wall
114 Stonewall Road
Catonsville, MD 21228

Pat Muir
1 Trotters Ridge Court
Catonsville, MD 21228

APPEAL

**Petitions for Special Hearing and Variance
(120 Stonewall Road)
1st Election District – 1st Councilmanic District
Legal Owner: Algirdas Veliuona
Case No. 2014-0216-SPHA**

Petition for Zoning Hearing (April 21, 2014)

Zoning Description of Property

Notice of Zoning Hearing (May 13, 2014)

Certificate of Publication (May 22, 2014)

Certificate of Posting (May 23, 2014) SSG Robert Black

Entry of Appearance by People's Counsel (April 30, 2014)

Petitioner(s) Sign-in Sheet – One

Citizen(s) Sign-in Sheet – One

Zoning Advisory Committee Comments

Petitioner(s) Exhibits -

1. Site Plan
2. Deeds
3. Building permit application w/plan
4. Balto. Co. water main drawing
5. Rendering – proposed single-family dwelling

Protestants' Exhibits –

1. Panoramic photo
2. SDAT record

Miscellaneous (Not Marked as Exhibits)

Administrative Law Judge Order and Letter (DENIED & DISMISS. w/o PREJ. As MOOT – June 17, 2014)

Motion for Reconsideration filed by Patrick C. Richardson, Jr. (July 21, 2014)

Response to Motion filed by Tadd & Erica Russo (July 21, 2014)

Administrative Law Judge Motion for Reconsideration (DENIED – July 24, 2014)

Notice of Appeal – July 25, 2014 from Algirdas M. Veliuona

APPEAL

**Petitions for Special Hearing and Variance
(120 Stonewall Road)
1st Election District – 1st Councilmanic District
Legal Owner: Algirdas Veluona
Case No. 2014-0216-SPHA**

- ✓ Petition for Zoning Hearing (April 21, 2014)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (May 13, 2014)
- ✓ Certificate of Publication (May 22, 2014)
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- ✓ Zoning Advisory Committee Comments
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- ✓ Protestants' Exhibits –
 - 1. Panoramic photo
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- ✓ Motion for Reconsideration filed by Patrick C. Richardson, Jr. (July 21, 2014)
- ✓ Response to Motion filed by Tadd & Erica Russo (July 21, 2014)
- ✓ Administrative Law Judge Motion for Reconsideration (DENIED – July 24, 2014)
- ✓ Notice of Appeal – July 25, 2014 from Algirdas M. Veluona

RECEIVED
JUL 29 2014

BALTIMORE COUNTY
BOARD OF APPEALS

Dear Judge Beverungen,

This is to advise you
wish to file an appeal for
case # 2140216-SPHA

We met the three requirements
and feel we should not have
been denied our bond.

Thank you.
Argina M. Velin

RECEIVED

JUL 25 2014

OFFICE OF ADMINISTRATIVE HEARINGS

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(120 Stonewall Road) *

1st Election District *

1st Council District *

Algirdas M. Veluona *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0216-SPHA

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

The Petitioner has filed a Motion for Reconsideration in a timely manner, and Protestants (Erica & Tadd Russo) have filed an opposition thereto. Protestants note (correctly) that such motions are appropriate only when the movant presents some “new or different factual situation” that would support a different conclusion in the case. Calvert Co. v. Howlin Realty, Inc., 364 Md. 301, 325 (2001). I do not believe the Petitioner has identified any such facts; even so, recognizing the importance of these issues to the parties, I will consider the motion.

The Petitioner is correct that the Order (at p.2) makes a generic reference to “nonconforming use,” when the more accurate statement would be that the former dwelling on site was a “nonconforming building or structure” (per B.C.Z.R. §104.3) which also falls under the rubric of Section 104, “Nonconforming Uses.” The subject property has always had a residential zoning classification, which of course permits single family dwellings as a matter of right. But that point does not assist the Petitioner.

Here, the property was improved with a single family dwelling that was (presumably) constructed in compliance with then-applicable codes and regulations. The Petitioner notes the zoning on the property was changed to DR-1 in 1992, and at that time

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Date

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(if not before under the prior DR-2 and DR 3.5 designations) the property and dwelling became nonconforming.

Of course that did not mean Petitioner was obliged in 1992 to raze the dwelling or bring it into compliance with the regulations. That is because the dwelling became a lawful nonconforming building or structure, which is a type of property interest protected by the Maryland and U.S. Constitutions. Higgins v. City of Balto., 206 Md. 89, 98 (1955).

Under Baltimore County law (and its provisions are in many ways more generous than the nonconforming use laws of many other jurisdictions and municipalities) that dwelling could remain standing- - and even be enlarged by 25% - - conceivably in perpetuity. Such laws are designed to prevent the confiscation of an owner's property, which would indeed be a "taking" without payment of just compensation; i.e., a constitutional violation.

The single family dwelling was razed in 2007, and was not reconstructed within the time frames set forth in B.C.Z.R. §104. As such, the nonconforming status was lost. Petitioner in essence is seeking to have this time period extended to 7 years, which would be antithetical to the goal of zoning: to eliminate nonconforming uses and structures as speedily as possible. Carroll County v. Uhler, 78 Md. App. 140, 149 (1989).

As Petitioner notes, the lot in question was created prior to 1955 and is situated within a recorded subdivision (Stonewall) which was not approved by the Baltimore County Planning Board or Planning Commission. As such, the lot is of the type described in B.C.Z.R. §1B02.3.A.(3), (4) & (5), which means that Petitioner must comply with the "small lot table" in §1B02.3.C or seek variance relief.

Given the lot is deficient in significant respects (i.e., less than 50% of minimum lot area and 38% of the minimum lot width) Petitioner was forced to seek variance relief. As

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7/24/14

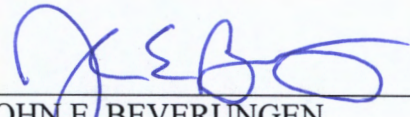
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noted in the original Order, the burden to obtain a variance is incredibly high, and I do not believe it was satisfied in this case.

WHEREFORE, for the foregoing reasons, it is this 24th day of July, 2014, by this Administrative Law Judge, ORDERED that the Motion for Reconsideration, be and is hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date

7/24/14

By

sln

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 24, 2014

Erica & Tadd Russo
118 Stonewall Road
Catonsville, Maryland 21228

MOTION FOR RECONSIDERATION

RE: Petitions for Special Hearing and Variance
Case No.: 2014-0216-SPHA
Property: 120 Stonewall Road

Dear Mr. & Mrs. Russo:

Enclosed please find a copy of the decision rendered in the Motion for Reconsideration.

In the event any party finds the Motion for Reconsideration 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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

C: Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093

Administrative Hearings - Re: Case 2014-0216-SPHA, MOTION FOR RECONSIDERATION

From: Erica Russo <erica@taddrusso.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 7/21/2014 3:47 PM
Subject: Re: Case 2014-0216-SPHA, MOTION FOR RECONSIDERATION
CC: "ICE: Tadd Russo" <tadd@taddrusso.com>
Attachments: VeliuonaResponse30JUN2014.pdf

To: The Honorable John E. Beverungen
 Re: Motion for Reconsideration on Case 2014-0216-SPHA

Your Honor,

We apologize for sending you **our response to the Motion for Reconsideration** via electronic mail, but we were on a family vacation from 12-20 July, and therefore did not receive notice of this Motion until today. We wanted to respond as soon as possible, in case there was still time.

In the Petitioner's Motion, you may have received a copy of a letter dated 25 June from the Petitioner to us, which in a large part responds to a confrontation which took place on our property on Friday, 20 June. The letter itself indicated that you were cc'd. The Petitioner and his wife, who appears to have written the letter and accompanying statement (based upon the pronoun language), entered our property without permission and attempted to remove a temporary fence post, for which we had properly received a permit on 28 May. They at that time disputed many of the facts presented at the hearing and properly documented by County records.

We have attached the letter dated 30 June, sent in response to their letter, and to which we have as yet received no response. A certified letter which we believe may have been from Mrs. Veliuona has been misplaced at the Catonsville Post Office.

It is our belief, however, that your ruling dated 17 June was in the strictest sense of the law and in best interest of our community. Their wish for a reconsideration, as expressed in their 25 June letter to us, did not (as *Howlin Realty Inc* would require) present that "some new or different factual situation exists that justifies the different conclusion."

North v St Mary's County sets clear standards for the uniqueness of a property being necessary to consider variances. 120 Stonewall demonstrates no uniqueness in terms of topography, inherent shape, practical difficulties, etc. Its contours were defined via a 1942 deed, which divided Lot 31 of Stonewall Park amongst the Howes family. However, when the Petitioner purchased 118 in 1970 and 120 in 1979, he effectively erased the property restrictions, reinstating them by his own actions in 1994 and 1995 as part of a divorce settlement. By selling 118 outright without 120 (which he kept for rental purposes), he reinstituted the property divisions.

Cromwell v Ward clearly speaks of self-inflicted hardship. The lack of an existing structure at 120 came about through the actions of the Petitioner. He was ordered to raze the existing structure in 2006 and did not do so until 2007. By not rebuilding within the allowable timeframe, he imposed the need to seek a variance. Baltimore Zoning Regulations Section 104.2, Restoration of damaged or destroyed structures, reads: "A structure damaged to any extent or destroyed by fire or other casualty may be restored within two years after such destruction or damage but may not be enlarged." The building razed in 2007 measured 880 square feet; the proposed dwelling measures 1671 square feet. (Incidentally, a permit

obtained by the petitioner in 2007, and later cancelled, indicated a proposed size of 2679 square feet.)

McLean v Soley also considers whether a variance would do justice to the applicant as well as other property owners in the district. The area residents, as demonstrated by the 37 signatures on the petition submitted, have strong concerns regarding the negative impact on area property values if this variance were granted. Homes and lots, on average, are significantly larger than the proposed structure and extant lot size of 120.

In addition, the residents not only share trepidation regarding potential impact on future building and variances if this precedent were granted, but also regarding the health and welfare of the neighborhood. Baltimore Zoning Regulations Section 307.1 speaks about general welfare and public safety, as does *McLean*. 120 is regularly unmaintained, sometimes attaining grass heights of above 3 feet, and providing harbor to a variety of pests to include rodents, snakes, and ticks. These issues are typically only dealt with when one of the neighbors files a code enforcement complaint. In addition, a well on the property was never properly filled and sealed off, which should have been completed when the house was razed, further demonstrating the petitioner's disregard for neighborhood safety and welfare. County Code Section 20-2-101 explicitly states that such wells, when abandoned, must be "left in such a way that they cannot again be used nor injuriously affect the public health." The county's Ground Water Management Policy Manual, Chapter II Section K, also makes this clear.

We would like you to uphold the previous decision, and deny the Motion for Reconsideration. We would also appreciate if you could make clear that the driveway extant on 118 Stonewall is not, in fact, a reshaping or extension of the property lines of 120 Stonewall

Respectfully,
Erica and Tadd Russo

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

Tel: 410-560-1502
Fax: 443-901-1208

July 11, 2014

Mr. John E. Beverungen, Administrative Law Judge
Permits, Approvals and Inspections
105 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

JUL 21 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Subject: 120 Stonewall Road – 2014-0216-SPHA

Dear Mr. Beverungen:

I am hereby requesting a Motion for Reconsideration on your decision on this case. We believe that this decision does not take into account all of the information that was presented in the case and would amount to a taking of the property that the Veluonas own.

As was demonstrated in the hearing this property was legally created in 1942 by deed with the chain of title being introduced into the record. At that time (1942) it was a legal entity and a house was constructed on it. It enjoyed this status until 2007 when the house was razed in order to construct the new house. The new house had a permit that was ready to be issued, but the contractor pulled out of the deal and Mr. Veluona could not complete the transaction. That Mr. Veluona did not construct the house at that time is the issue and subject of this hearing. The order states that a permit would be issued for this new house per BCZR §104.1 & 104.2 if it were a non-conforming use. I would argue that the use is permitted as of right in the DR-1 zone and the applicable section of BCZR §104.2 states: "In the case of residentially used structures which are nonconforming in density, the number of dwelling units or density units rebuilt may be equal to but may not exceed the number of units which existed before the casualty". We are only attempting to have one dwelling on the property as was existing prior to the demolition of the existing house, and thus would not violate the section.

The definition of nonconforming use as stated in BCZR §101 relates to the use of the property.

"NONCONFORMING USE: A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use. [Bill No. 18-1976]" A single family dwelling is permitted in the DR-1 zone by right and would not be a nonconforming use using this definition. We therefore believe that the use of §104.1 would not be an appropriate application of the regulations in this matter. The lot size does not conform to the current DR-1 requirements that the property is zoned, but this does not make the use nonconforming.

The lot was created prior to the 1955 BCZR, and in §103.1 it states that:

"These regulations shall apply as of the date of their adoption but the provisions pertaining to use, height, area and density of population shall not apply to any development, subdivision or parcel of land, the preliminary plan for which was originally submitted to the (then) Baltimore County Planning Commission (now Planning Board) and approved or tentatively approved (including any approval made subject to any condition or conditions) under the then existing official procedure in Baltimore County, prior to the adoption of these regulations. The Zoning Regulations applicable to any such development, subdivision or parcel of land as aforesaid shall be the Zoning

120 Stonewall Road
July 11, 2014
Page 3 of 3

Richardson Engineering, LLC

properties are owned by this owner and the adjacent owners are not willing to sell any land to the Veliuonas. So they cannot expand the land to accommodate the requirements.

Therefore, we believe that the owner has both a unique situation where they cannot physically meet the BCZR regulations for any use or structure on the property that is permitted in the statute, and a severe practical difficulty and hardship placed upon them where the use of the property is rendered null and void based on the strict application of the regulations. As stated in the hearing, the relief requested is the minimum necessary to allow the owners any use of their land and to deny this request for variance relief will amount to a "taking" of their land and render it unusable by them or anyone that they may wish to sell the land to in the future.

We thank you for your consideration of the above request.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Richardson", written over the word "Sincerely,".

Patrick C. Richardson, Jr., P.E.

Cc: Erica & Tadd Russo, 118 Stonewall Road
Lee Ann Spindler, 2107 Stonewall Road
Gregory Wall, 114 Stonewall Road
Pat Muir, 1 Trotters Ridge Court

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(120 Stonewall Road) *

1st Election District *

1st Council District *

Algirdas M. Veluona *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0216-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by Rick Richardson, on behalf of the legal owner. The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a single family dwelling on an undersized lot. The variance petition seeks relief from B.C.Z.R. §1B02.3.C.1 as follows: (1) to permit a proposed dwelling with a side yard setback of 4 ft. and a summation of side yard setbacks of 25 ft. in lieu of the minimum required 20 ft. and a sum of 50 ft.; and (2) to permit a lot width of 57 ft. in lieu of the minimum required 150 ft.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1. Appearing at the public hearing in support of the requests was Algirdas Veluona and Rich Richardson, whose firm prepared the site plan. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Several members of the community attended the hearing and opposed the relief. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated May 30, 2014, indicating that agency did not oppose the petition.

The subject property is 19,499 square feet in size and is zoned DR 1. The property was improved with a small single family dwelling that was razed in 2007. Petitioners had hoped to

ORDER RECEIVED FOR FILING

Date

By

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rebuild the home at the time, but he had health problems and his contractor defaulted on the project. At present, Petitioner proposes to construct a small single family dwelling on the property, but requires variance relief to do so.

To obtain variance relief a petitioner must show:

(1) The property is unique; and

(2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have not met this test. While the lot is somewhat small and narrow, Petitioner has not identified any other factors that would render the property unique. The reality is that a petitioner faces a nearly insurmountable burden under Maryland law obtain a variance. In Cromwell v. Ward, 102 Md. App. 691, 711 (1995), the court noted that since 1927, only five reported Maryland cases have upheld the grant of variance relief (or reversed the denial of a variance petition). The court in Cromwell also held that "variances are rarely appropriate." Id.

I am mindful of and sympathetic to Petitioner's plight. If the proposed dwelling was constructed within one or two years after the former single family dwelling was razed in 2007 (depending on whether the County considered Petitioner to have "abandoned" the nonconforming use), the Petitioner would have been able to reconstruct a new dwelling of the same size without any further zoning approvals. B.C.Z.R. §§ 104.1 & 104.2.

The Regulations contain another provision that is designed to mitigate the harsh result in cases like this one, where an owner attempts to construct a dwelling on an undersized lot. That provision allows construction of a single family dwelling on a parcel that does not meet the minimum lot size and lot width requirements. B.C.Z.R. § 304.1. But that regulation is inapplicable here, because the proposed side yard setbacks are deficient; B.C.Z.R. §304.1.B requires compliance with all other "height and area regulations."

ORDER RECEIVED FOR FILING

Date

6/17/14

By

sen

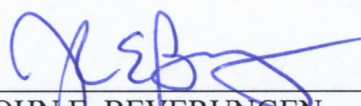
In this case, Petitioner is unable to rely upon either of the above-discussed provisions, and is left with the daunting task of obtaining variance relief. Having considered the testimony and the exhibits, I do not believe the Petitioner has met the requirements of B.C.Z.R. § 307 and the cases interpreting that regulation.

THEREFORE, IT IS ORDERED this 17th day of June, 2014, by this Administrative Law Judge, that the Petition for Variance pursuant to Baltimore County Zoning Regulations ("B.C.Z.R.") §1B02.3.C.1 as follows: (1) to permit a proposed dwelling with a side yard setback of 4 ft. and a summation of side yard setbacks of 25 ft. in lieu of the minimum required 20 ft. and a sum of 50 ft.; and (2) to permit a lot width of 57 ft. in lieu of the minimum required 150 ft., be and is hereby DENIED;

IT IS FURTHER ORDERED that the Petition for Special Hearing filed pursuant to B.C.Z.R. §500.7 to approve a single family dwelling on an undersized lot, be and is hereby DISMISSED without prejudice, as MOOT.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/17/14
By sln

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 17, 2014

Algirdas & Lois Veluona
9012 Forest Oaks Road
Owings Mills, Maryland 21117

RE: Petitions for Special Hearing and Variance
Property: 120 Stonewall Road
Case No.: 2014-0216-SPHA

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093
Erica & Tadd Russo, 118 Stonewall Road, Catonsville, Maryland 21228
Lee Ann Spindler, 2107 Stonewall Road, Catonsville, Maryland 21228
Gregory Wall, 114 Stonewall Road, Catonsville, Maryland 21228
Pat Muir, 1 Trotters Ridge Ct., Catonsville, Maryland 21228



PETITION FOR ZONING HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 120 Stonewall Road which is presently zoned D.R 1

Deed References: 10930/ 349 10 Digit Tax Account # 0114000280

Property Owner(s) Printed Name(s) ALGIRDAS M VELIUONA

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

see attached

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) SEE ATTACHED FOR THE NEEDED VARIANCE REQUESTS

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

ALGIRDAS M. VELIUONA

Name- Type or Print

Algirdas M. Veluona

Signature

9012 Forest Oaks Road

Mailing Address

City

State

21117 , 410-363-8337 ,

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

ALGIRDAS M VELIUONA /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9012 Forest Oaks Rd

Owings Mills

MD

Mailing Address

City

State

21117-4850 / 410-363-4021 / lrvliuona@aol.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium,

MD

Mailing Address

City

State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0216-SPHA Filing Date 4, 21, 14

Do Not Schedule Dates: _____

Reviewer B.D.

SPECIAL HEARING AND VARIANCE REQUEST
120 STONEWALL ROAD

SPECIAL HEARING – to approve a single family dwelling on an undersized lot

VARIANCE – Section 1B02.3.C.1 – to permit a proposed dwelling with a side yard setback of 4 feet and a summation of side yard setbacks of 25 feet in lieu of the minimum required 20 feet and sum of 50 feet; and to permit a lot width of 57 feet in lieu of the minimum required 150 feet

Item #0216

30 E. Padonia Road, Suite 500
Cockeysville, Maryland 21030

tel. 410-560-1502
fax 443-901-1208

**ZONING DESCRIPTION
120 STONEWALL ROAD
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Stonewall Road (40' wide) at a point 110'± southwest of the centerline of the intersection with Taunton Avenue (40' wide), thence binding on the West side of Stonewall Road right-of-way (1) South 06 degrees 36 minutes 00 seconds West 27.40 feet, thence leaving the West side of Stonewall Road right-of-way (2) North 78 degrees 26 minutes 50 seconds West 100.01 feet, (3) North 57 degrees 26 minutes 55 seconds West 308.62 feet, (4) North 26 degrees 13 minutes 52 seconds East 44.65 feet, (5) South 59 degrees 47 minutes 00 seconds East 395.25 feet to the point of beginning;

Containing a net area of 19,499 square feet, or 0.45 acres of land, more or less.

Item #0216

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2014-0216 SPHA
Petitioner: ALGIRDAS VELIUONA
Address or Location: 120 STONEWALL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALGIRDAS VELIUONA
Address: 9012 FOREST OAKS RD
OWINGS MILLS, MD 21117-4850

Telephone Number: 410-363-4021

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **9464**

Date: **7-25-14**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					530.00
									530.00

Total: ~~245.00~~
530.00

Rec From: Algridas M. Velimna

For: Appeal of case No. 214-0216-SU
120 Stonewall Rd.

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUDGET ACTUAL FUND BAL
 7/25/2014 7/25/2014 1561956 7
 REC NSM 04/21/14 1048 LIR
 CASH REC 8 5/21/12 7/25/2014 1818
 REP 5 5/31/2014 1048 LIR
 REP 10/2/14
 Recpt tot 4580.00
 1030.00 CR 4.00 CR
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

109876

No.

Date:

4/21/14

PAID RECEIPT

BUSINESS ACTUAL TIME DWN
 4/21/2014 4/21/2014 11:22:35 2

REC NO. 002 MILKIN JENI JEE
 RECEIPT # 975223 4/21/2014 OFLE

Dept 5 528 MONTHS VERIFICATION
 NO. 109876

Recpt Tot \$150.00
 \$150.00 OK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	306	0000		0150					\$150.00

Total: \$150.00

Rec From:

For:

zoning hearing - case # 2014-0216-SPHA

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0216-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Algirdas Veluona

June 12, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 100
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

120 Stonewall Rd

May 23, 2014

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

May 23, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

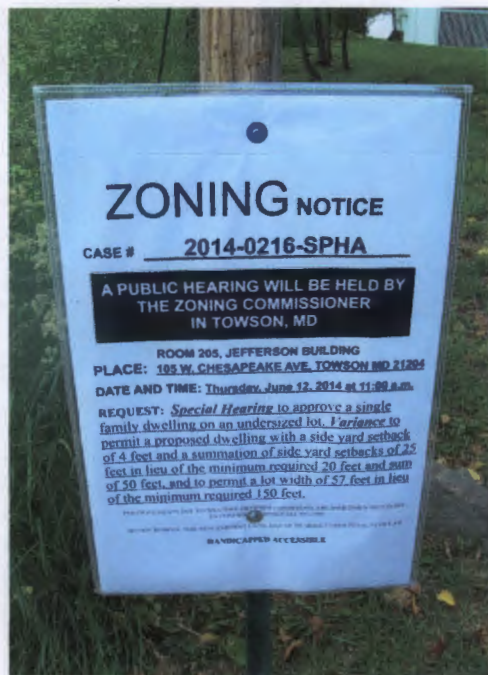
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 22, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 22, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2014-0216-SRHA

120 Stonewall Road

W/s Stonewall Road, 110 ft. +/- s/of centerline of

Taunton Avenue

1st Election District - 1st Councilmanic District

Legal Owner(s): Algirdas Veliuona

Special Hearing: to approve a single family dwelling on an undersized lot. **Variance:** to permit a proposed dwelling with a side yard setback of 4 feet and a summation of side yard setbacks of 25 feet in lieu of the minimum required 20 feet and sum of 50 feet, and to permit a lot width of 57 feet in lieu of the minimum required 150 feet.

Hearing: Thursday, June 12, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
5/484 May 22 980285

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 22, 2014 Issue - Jeffersonian

Please forward billing to:
Algirdas Veliuona
9012 Forest Oaks Road
Owings Mills, MD 21117

410-363-4021

NOTICE OF ZONING HEARING

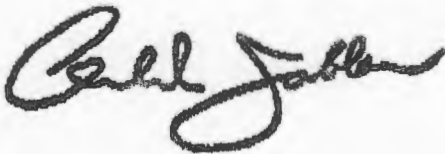
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0216-SPHA

120 Stonewall Road
W/s Stonewall Road, 110 ft. +/- s/of centerline of Taunton Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Algirdas Veliuona

Special Hearing to approve a single family dwelling on an undersized lot. Variance to permit a proposed dwelling with a side yard setback of 4 feet and a summation of side yard setbacks of 25 feet in lieu of the minimum required 20 feet and sum of 50 feet, and to permit a lot width of 57 feet in lieu of the minimum required 150 feet.

Hearing: Thursday, June 12, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 13, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2014-0216-SPHA

120 Stonewall Road

W/s Stonewall Road, 110 ft. +/- s/of centerline of Taunton Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Algirdas Veluona

Special Hearing to approve a single family dwelling on an undersized lot. Variance to permit a proposed dwelling with a side yard setback of 4 feet and a summation of side yard setbacks of 25 feet in lieu of the minimum required 20 feet and sum of 50 feet, and to permit a lot width of 57 feet in lieu of the minimum required 150 feet.

Hearing: Thursday, June 12, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Algirdas Veluona, 9012 Forest Oaks Road, Owings Mills 21117
Richardson Engineering, 30 E. Padonia Rd., Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 23, 2014**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Stephen and Lee Ann Spindler
Pat Muir
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Michael Field, County Attorney, Office of Law



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 4, 2014

Algirdas M. Veluona
9012 Forest Oaks Road
Owings Mills MD 21117

RE: Case Number: 2014-0216 SPHA, Address: 120 Stonewall Road

Dear Mr. Veluona:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 21, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering, LLC, Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium MD 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 30, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 120 Stonewall Road (Revised)

RECEIVED

INFORMATION:

JUN 03-2014

Item Number: 14-216

Petitioner: Algirdas M. Veliuona

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 1

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a Special Hearing to approve a single family dwelling on an undersized lot. The petitioner is seeking multiple variance requests to approve a proposed dwelling with a side setback of 4 feet and a sum of side yard setbacks of 25 feet in lieu of the minimum required 20 feet and sum of 50 feet; and to permit a lot width of 57 feet in lieu of the minimum required 150 feet.

The petitioner's request to build a new proposed house on an undersized lot would replace an existing dwelling that was razed in 2007 that was located on the same lot. Since the proposed dwelling is replacing a house that was more or less on the same footprint of the former house, Planning does not object to the petitioner's Special Hearing request for an undersized lot or their setback variance requests.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 30, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 120 Stonewall Road (Revised)

JUN 10 2014

INFORMATION:

Item Number: 14-216

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Algirdas M. Veliuona

Zoning: DR 1

Requested Action: Special Hearing, Variance

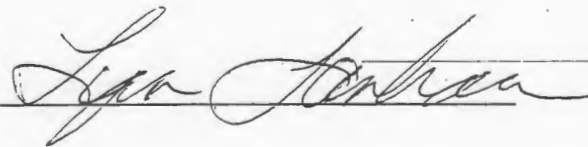
SUMMARY OF RECOMMENDATIONS:

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For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 2, 2014

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2014
Item No. 2014-0189, 0216, 0218, 0219 and 0220

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

DAK:CEN.
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC05022014 -.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 4/28/14

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

RE: Baltimore County
Item No. 2014-0216-SPHA
Special Hearing Variance
Algirdas M. Velivona
120 Stonewall Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0216-SPHA.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2253 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
120 Stonewal Road; W/S Stonewall Road, * OF ADMINSTRATIVE
110' S of c/line Taunton Avenue *
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Algirdas M. Veliuona *
Petitioner(s) * BALTIMORE COUNTY
* 2014-216-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all documentation filed in the case.

RECEIVED

APR 30 2014



Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

JS 6-12-14
Case 2014-026-SPHA

Algirdas M. Veliuona

9012 Forest Oaks Road – Owings Mills, MD 21117 – 410-363-8337

June 25, 2014

The Honorable Judge John E. Beverungen
Administrative Law Judge – Baltimore County
105 West Chesapeake Avenue Suite 103
Towson, MD 21204

RECEIVED

JUN 26 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Re: 12 Stonewall Road
Catonsville, MD 21227

Dear Judge Beverungen:

Enclosed please find letters and documentation sent to the Russo's owners of 118 Stonewall Road. We feel that there were many untruths and misrepresentations regarding us at the court hearing and feel the records need to be set straight.

The statements and documents are true and we will be happy to state the said information under oath. As noted in the statements we tried to go on our property and were denied access by Mr. Russo.

It is my intent to be forthcoming with said information and documentation to make sure we are viewed as who we are and not what they think we are.

As the letter stated to the Russo's we will offer a buyout for the property. However if the offer is not acceptable we will request a re-consideration hearing.

Thanking you for your attention to this matter, I am

Sincerely,



Algirdas M. Veliuona

Enclosures

CC to: Mr. & Mrs. Todd Russo

Algirdas M. Veliuona

9012 Forest Oaks Road – Owings Mills, MD 21117 - 410-363-8337

June 25, 2014

RECEIVED

JUN 26 2014

Mr. & Mrs. Todd Russo
118 Stonewall Road
Catonsville, MD 21227

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Todd & Erica:

This letter comes to you regarding the variance denial by Judge Beverunegn of which you are aware.

It is our intent to request a re-consideration hearing and if necessary an appeal which we are entailed to obtain. We feel that some evidence was not given proper consideration and needs to be review. Prior to our hearing request once again we will offer the sale of the 120 property to you for a fair price as this property was and still is of great value to me. I raised 5 wonderful children on this property. 118 and 120 was my heart and soul. You want the property and I am willing to sell it - not give it away.

You stated several untruths and inaccurate information along with trying to blame, defame and prove us to be terrible, unfit people not worthy of your neighborhood in the court room. Please note the documentation attached. You obviously did not fact check your statements. Please understand we have no malice toward you and understand your passion regarding the property. However, wanting to win a case is one thing but accusing people you do not know of untruths to win is certainly not fitting to your military code.

Further enclosed is a copy of the deeds regarding 118 and 120. Please note that the driveway belongs to 120 Stonewall Road with allowed use to 118 Stonewall. The deeds have been researched and proven accurate. Please note copies of the deeds enclosed. Originals will be submitted at the hearing.

June 25, 2014

Page 2

If you are interested in purchasing the property It would be beneficial for both parties to sit down in a calm manner and try to work out a win-win for both parties.

Please respond to this letter within 5 days of date of this letter.. After 5 days a request for a re-consideration hearing will be filed.

Thanking you for your attention, I am

Sincerely,



Algirdas M. Veluona

Enclosures

CC to: The Honorable Judge John E. Beverungen

PAGE 3

FACT:

Todd expressed that he would like to own the 120 property as he would like to plant flowers, etc and have it be part of their property. I responded that perhaps we could work that out and benefit both parties. He responded well.

TRUE:

We were offered \$90,000 (I do not remember the \$99,000 offer) to sell but at the time the property was worth \$285,000. And we had illness in the family and did not want to focus on that at the time plus it was not a fair offer given the value of the property at that time.

FACT:

We did offer a buyout to both 118 and 2107 Stonewall Road as they would be the ones interested in purchasing the property. My wife went personally to their homes and spoke with them and handed them a letter regarding same. We got no response. This was not stated at the court hearing -- **only that Norine made an offer to us which was at least 5 years ago.**

FACT:

37 people signed a petition to not have a home built on the property which is interesting because it only pertained to 2 homeowners. I do not see where it would be a problem for the other 37.

FACT:

I told Erica that she did not even see the house that was to be built and she would like it as it was a nice home. She replied "I do not want a two story home built on the property because the people could look into my daughter's bedroom window and see her." **"I will not have anyone looking into my daughter's window."**

I advised Erica that it would **not be a rental** and there was a possibility that we would live there. She replied "what happens after you leave in 3 years (quite an assumption) and someone else lives there?" Further **"with your history we do not want you living there"**. I would like to see the history she is talking about as the history she is referring to is incorrect and does not pertain to Al or me.

FACT:

I spoke to Erica on 6-20-14 and Lee Ann the neighbor they told us that the property was only worth \$1.00 per square foot. I tried to speak to them and they threw their hands up at me and walked away.

FACT:

The property was surveyed twice – once in 2007 and 2014.

It is not our intent to cause you problems or retaliate but if we cannot have a civil conversation without untrue accusations about us we will have to settle it in court with our lawyer and documentation.

Algridas M. Veliuona

9012 Forest Oaks Road – Owings Mills, MD 21117 410-363-8337

July 25, 2014

The Honorable Judge John Benverungen
Administrative Law Judge – Baltimore County
105 West West Chesapeake Avenue Suite 103
Towson, MD 21204

RECEIVED

JUL 25 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Re: 120 Stonewall Road
Catonsville, MD 21228

Dear Judge Benverungen:

I am in receipt of the letter sent to you from Erica and Tadd Russo and thank you for forwarding same.

I have enclosed a copy of a pre development conference which my wife went to and met with 6 different agencies regarding the variance. My wife represented me as I was on travel for the government. After her presentation there were no issues or concerns regarding the variance they were in agreement that I should have no problem obtaining a variance. They recommended that my wife see Donell Zugler to make sure there was no issue with him regarding the variance. She met with Mr. Zugler and he stated to her that he saw no problem regarding me obtaining the variance. Copy enclosed from pre-development conference - verbal from Mr. Zugler. We are aware that you are the final decision.

Also I would like to reiterate that I was not ordered to tear down the house on the property. It was torn down voluntarily as were going to build another home. Our builder drew up the plans, etc. and unfortunately due to his lack of his funds pulled out of the deal. After that I took ill and those plans were put on the back burner. I don't think the Russo's understand that the zoning regulations regarding a 2 year limitation for building (of which we were not aware at the time) is the reason we had to have the hearing for the variance.

Regarding the reconsideration hearing request on June 25th once again the Russo's do not have the facts correct. Mr. Richardson wrote the request on the June 11th and it was delivered to Judge Benverungen's office on June 14th within the time frame of the law.

Regarding 118 and 120 with reference being the same property is also not valid as they were always divided and never put together from 1942 the surveys clearly state they are individual properties and were not divided by me for a rental. Once again the Russo's have the facts wrong. My previous wife and I owned 5 properties. After our divorce 4 of the properties were divided 2/2 120 was one of the properties that was designate to me. Hence 120 is not part or extension of 118 and never was. Copies surveys enclosed. It is the Russo's desire to obtain 120 for little to nothing for their own gain from someone else's hard work

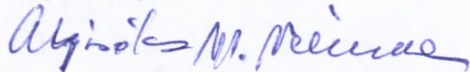
I do not understand why the Russo's continue make accusations about us without substantiation. Further it constitutes defamation of character and we have worked hard to be good upstanding citizens and have proof of same. The Russo's need to understand that stating untruths about us and trying to make us look like terrible people is a diversion from the issue at hand which pertains to us meeting the requirements for a variance and saving our land no matter who or what we are.

The Russo's are a nice young couple and I know they have hopes and dreams and we wish them well and blessings but I do not believe they have the right to take other peoples dream away.

I am sorry this is such a lengthy and explosive letter but I felt the need to express my feelings and concerns regarding the ridiculous untrue statements that have been made against me and my wife along with slander. This has been very hard on both of us as we have never had anything like this happen to us in our entire life.

Thanking you for your consideration, I am

Respectfully,



Algridas M. Veluona

Enclosures

Tadd Russo

118 Stonewall Rd
Catonsville, MD 21228

June 30, 2014

Algirdas M. Veluona
9012 Forest Oaks Road
Owings Mills, MD 21117

Dear Mr. Veluona,

We did not receive notice of your certified letter in time to pick it up before today, so we hope this reaches you by July 2. I appreciated the conversation that I had about a week ago with Mrs. Veluona and found her both charming and respectful.

As you are aware, we have an interest in acquiring 120 Stonewall to reunite the properties as they were until 1994. Given the conflicting assessments of 2006, 2010, and 2013, as well as the recent decision denying the possibility of building on the property, we feel it is only fair to hire an independent property appraisal to reach a fair value. The "\$1.00/square foot" which was mentioned in an informal conversation, and not in the administrative hearing, was based upon the value of similar-sized unbuildable lots in Stonewall Park. For example: Taunton Ave partial lot 38, with a property land value of 20,000 square feet, is valued at \$20,000 and 115 Hillside (partial lot 115 rear), with a property land value of 28,182 square feet, is valued at \$28,100. We believe a third-party appraisal may provide a fair starting point for negotiations. With your permission to allow such an individual on your property, we would like to engage someone as soon as possible.

At this time, we will address none of the points of your attachment, other than those regarding the driveway, since none of the other points were part of the hearing transcript. Any points made during the hearing, such as those regarding the condemnation and demolition, are a matter of county record, easily accessible online or by requesting such documents from the county offices.

As regards the driveway, the 1942 deed clearly ascribes a right-of-way for 118 to cross 120, since there is no other way for the owner of 118 to reach the street. The 1942 deed mentions no reciprocal passage because the current structure at 118 was not built until 1972. However, neither the 1994 deed for 120, transferring ownership solely to Mr. Veluona from the former Mrs. Veluona (a brief, two-page document) nor the lengthier 1995 deed for 118, make any mention of a right-of-way extending onto the property of 118, just of the right to pass through 120. The property lines noted by stakes were and are very clearly marked by Mr. Richardson and his engineering company which you commissioned to define your property barriers. The site plan that Mr. Richardson's company created also clearly marks a right-of-way on 120 that ends at 118. Therefore, I did not deny access to your property (120), although access is blocked to my property (118). And I might remind you that this is after you entered our property without permission and began tearing down a post on our property.

We ask that you respect our rights as property owners and refrain from passage on 118.

We look forward to speaking with you soon regarding an independent appraisal of the property.

Sincerely,

Tadd Russo

Time: 10:00

Baltimore County Government
Department of Permits, Approvals and Inspections
County Office Building, Room 123
111 W. Chesapeake Avenue, Towson MD 21204

Informational/Pre-Concept Plan Conference Checklist

Date: 4/1/2013

L. VELIUNA

Owner/Project Name

120 STONEWALL RD. 101 0.322 DR-1

Project Address

District

Acreage

Zoning

Developer/Engineer

CONSTRUCT

Total Units (Residential)

SINGLE HSE.

Total Square Feet (Commercial) Tax Account Number

01-14-000280

For discussion of the following items, contact the Department of Public Works, Room 307, County Office Building:

Scope of obligations for improvements under Section 32-4-301, Baltimore County Code:

☐ Streets and rights of way <u>Stonewall Rd. - no improvements req'd.</u>	☐ Sewer lines <u>EX.</u>
☐ Drains, bridges, and culverts	☐ Waterlines <u>EX.</u>
☐ Curbs and gutters	☐ Open space
☐ Sidewalks/Paths	☐ Landscape plans
☐ Traffic control device	☐ Street lights

Office to obtain information on the following items:

	Room No.	Contact Person
☐ Master plan intent and/or conflicts (Highways)		
☐ Basic Services Maps		
☐ Tidal and/or riverine flooding and water courses		
☐ Proximity to water and sewer (including sewer and water plans)		
☐ State and/or Federal permits may be required.		
☐ Fire Suppression Tank may be required.		

To discuss the following items, contact the Zoning Review Office
Room 111, County Office Building, or call 410-887-3391 for an appointment:

Zoning classifications: DR-1 Anticipated hearing requests: UNDER-SIZED LOT,

Additional information or comments: VARIANCES FOR WIDTH & SETBACKS.

To discuss the following items, contact the Office of Planning, at 410-887-3480

Located at 105 W. Chesapeake Avenue, Jefferson Building, 1st Floor, Towson MD 21204

Donnell Zugler (sector planner)

☐ Master plan intent and/or conflicts:	☒ Building elevation drawings
☐ Community issues	☐ Sign elevation drawings
☐ Planning Board referrals	☐ RC 2, RC 4, RC 5, RC 6, RC 7, RC 8 requirements
☐ Conceptual landscape plans (site layout)	☐ Compatibility requirements
☐ Historical and/or archeological sites	☐ Agricultural sites
☐ Open space systems (Recreation and Parks)	☐ Greenways
☐ Anticipated waiver requests (Section 32-4-107, Baltimore County Code)	☐ Scenic routes/views
☐ Vehicular and pedestrian circulation (internal and external)	☐ Design reviews
☐ Orientation of existing and proposed buildings on site within 200 feet of site	

To discuss the following items, contact Dept. of Environmental Protection and Sustainability (DPS)

Located at 105 W. Chesapeake Avenue, Jefferson Building, 4th Floor, Towson MD 21204:

☐ Wells and septic systems (410-887-2762)

☐ Storm water management/ water quality (410-887-3768)

☐ Forest conservation and/or Forest Buffer (410-887-3980)

☐ Agricultural preservation and conservancy areas (410-887-5683)

☐ Wetlands, streams, and stream buffers (410-887-3980)

☐ Hydrogeological studies & environmental effects reports (410-887-5859)

☐ Chesapeake Bay Critical Areas (410-887-3980)

Scope of obligations for improvements under Section 32-4-301, Baltimore County Code:

prop. home on infill lot

Streets and rights of way <u>Stonewall Rd. - no improvements req'd.</u>	Sewer lines <u>lx.</u>
Drains, bridges, and culverts	Waterlines <u>lx.</u>
Curbs and gutters	Open space
Sidewalks/Paths	Landscape plans
Traffic control device	Street lights

Office to obtain information on the following items:

	Room No.	Contact Person
☒ Master plan intent and/or conflicts (Highways)		
☒ Basic Services Maps		
☒ Tidal and/or riverine flooding and water courses		
☒ Proximity to water and sewer (including sewer and water plans)		
☒ State and/or Federal permits may be required.		
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☒ Wetlands, streams, and stream buffers (410-887-3980)
☒ Hydrogeological studies & environmental effects reports (410-887-5859)
☒ Chesapeake Bay Critical Areas (410-887-3980)

Additional information or comments:

Applicant and County Representative Signatures:

Applicant's Signature

Development Plans Review

Office of Planning

Zoning Review Office

Dept. of Environmental Protection and Sustainability (DPS)

Development Management

State of Maryland
Department of Assessments and Taxation

Final Notice of Assessment
(This is Not A Tax Bill)

BALTIMORE CO ASSESSMENT OFC
HAMPTON PLAZA
300 E. JOPPA RD STE 602
TOWSON MD 21286-3020

410-512-4900
blco@dat.state.md.us

NOTICE #	NOTICE DATE	TAX YEAR BEGINNING
268518	05/22/2007	07/01/2007

DIST	MAP	PARCEL	SEC	BLOCK	LOT	USE	SUBD
01	100	648			31	R	

PROPERTY LOCATION	PRINCIPAL RESIDENCE
120 STONEWALL RD PT LT 31	NO

The value for the property described above was originally reported as:

Appealed Value

1.	\$	182,000	2.	\$	58,000	3.	\$	240,000
Land			Buildings, Other			TOTAL		

This is to notify you that this value has been reviewed as a result of an appeal. Based on the information obtained, the market value was decreased.

Therefore, your Final Market Value is:

Final Market Value

4.	\$	182,000	5.	\$	0	6.	\$	182,000
Land			Buildings, Other			TOTAL		

To lessen the impact of increases in value, State law provides that any increase in value be phased in over the next three tax years in equal amounts. Your phased-in final market value for the next three tax years is:

Phased-In Final Market Values

7.	\$	112,333	8.	\$	147,166	9.	\$	182,000
2007			2008			2009		

If this property is your primary residence, you may have the assessment increase limited by the assessment cap (Homestead Tax Credit). Taxable assessment increases are capped at 10% annually for the State property tax. Counties and municipalities must set an assessment cap of 10% or less each year. Based on current information, if you qualify, we estimate that you will be taxed on the following assessments next year:

Taxable Assessments

10.	\$	112,333	11.	\$	112,333	12.	\$	NOT APPLICABLE
State			County/Baltimore City			Municipal		

Your Appeal Rights

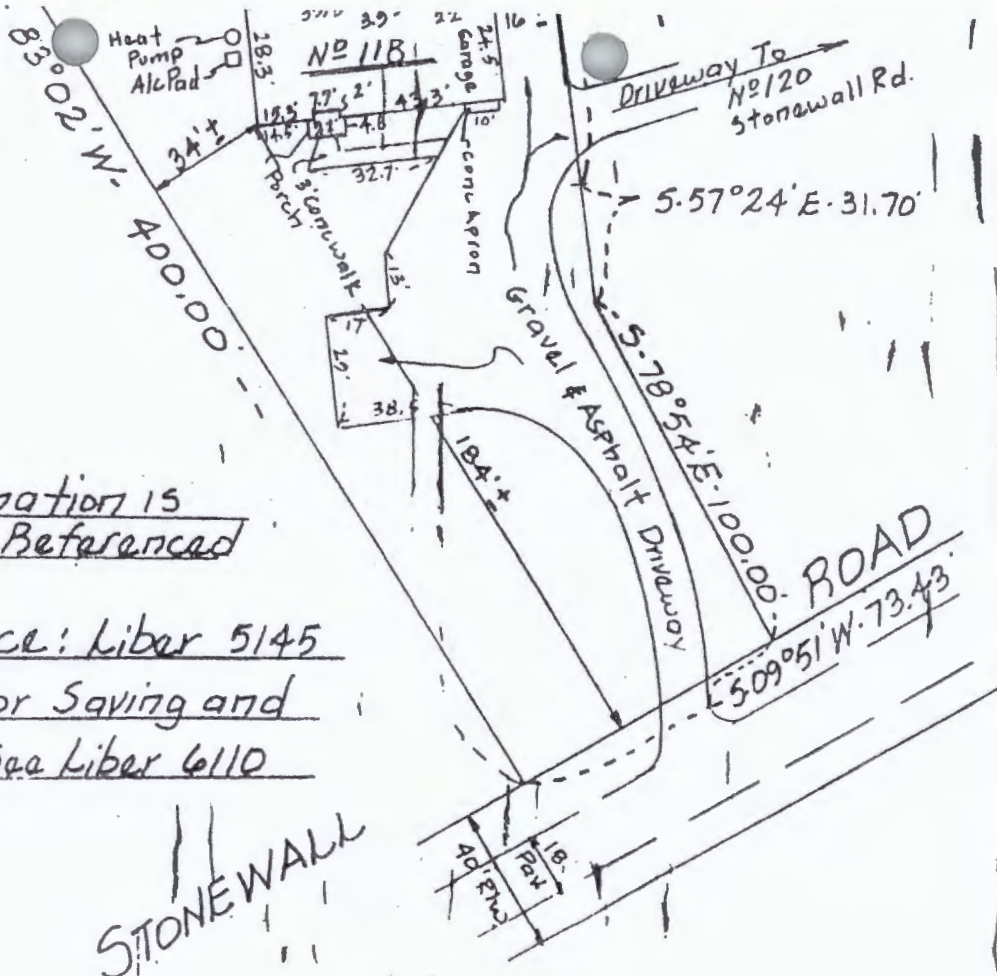
If you still feel that the **Total Final Market Value (Box 6)** is incorrect, you have the right to appeal to the local Property Tax Assessment Appeal Board. Instructions on how to file your appeal are found on Page 4. An appeal must be made within 30 days from the date of this notice.

The LAST DAY to file an appeal is: 06/21/2007

*Pror assessment was offered \$ 90,000.
Did not feel was a fair offer.*

ACCT#04 01 0114000280 / 9471
100 268518 R
VELIUONA ALGIRDAS M
9012 FOREST OAKS RD
OWINGS MILLS MD 21117-4850

If the mailing address at left is incorrect, please print the correct address below and return to the assessment office.



Boundary Information is based on Deeds Referenced below

Dead Reference: Liber 5145

Folio 380 - For Saving and

Excepting See Liber 6110

Folio 350

TITLE

LOCATION SURVEY

PROJECT

118 STONEWALL ROAD

LOCATION

1ST

ECTION DISTRICT, BALTIMORE

CO., MD.

FIELD BOOK

43

DRAWN BY:

BH

CHECKED BY

DATE:

11-31-84

SCALE:

1" = 50'

JOB NO.:

84017

INFORMATION ON THIS PLAN
THE IMPROVEMENTS HEREON ARE CONTAINED
WHICH THEY ARE ERECTED. IT
FOR THE ESTABLISHMENT OF

IT SHOWS ONLY THAT THE IMPROVEMENTS IN-
NED WITHIN THE CONFINES OF THE LOT UPON
S PLAT IS NOT TO BE CONSTRUED AS, OR USED
Y LINES.

THIS IS TO CERTIFY THAT WE HAVE CONDUCTED
A LOCATION SURVEY OF THE IMPROVEMENTS
AND THAT THEY ARE LOCATED AS SHOWN
HEREON.

William G. Hartel

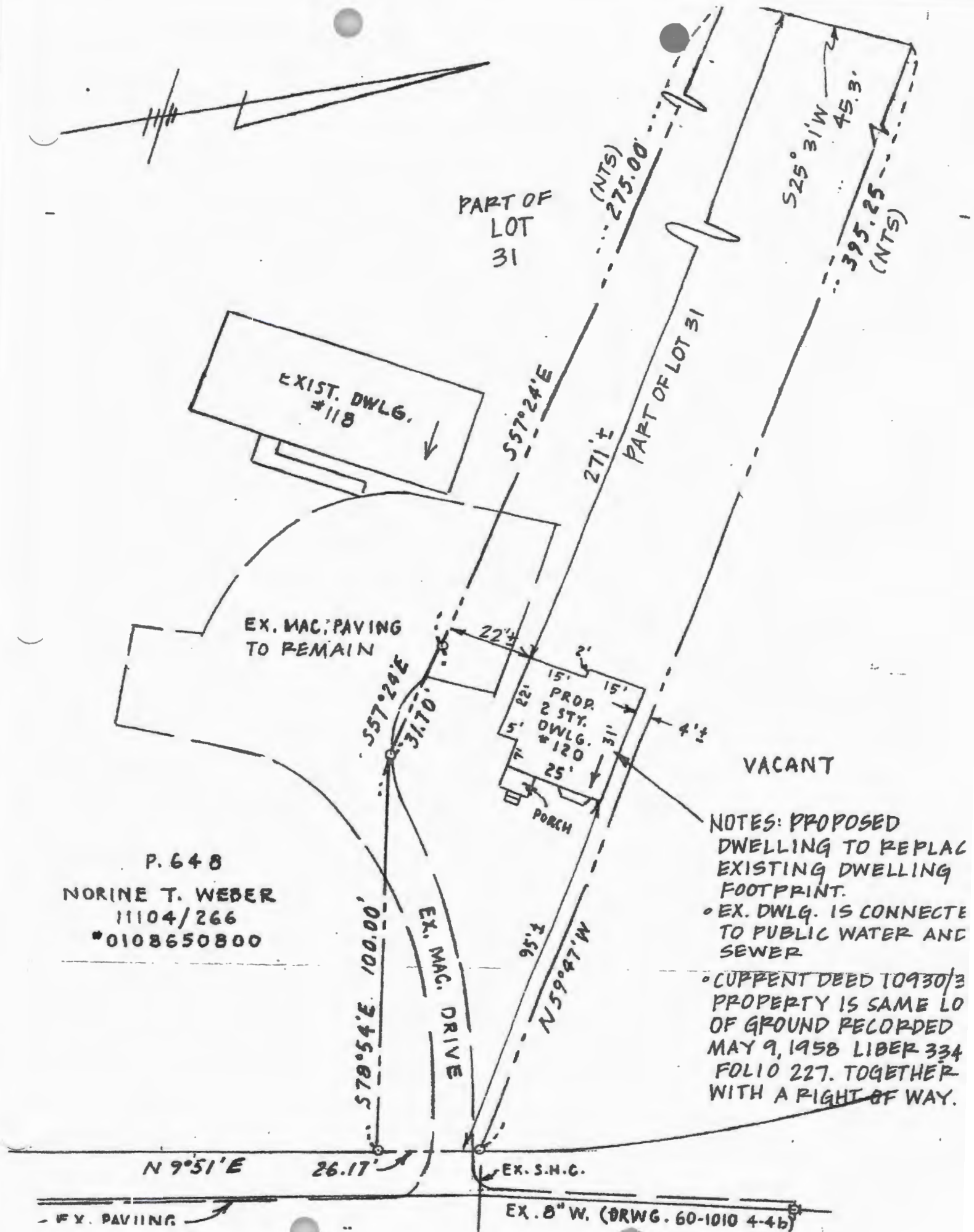
SIGNATURE

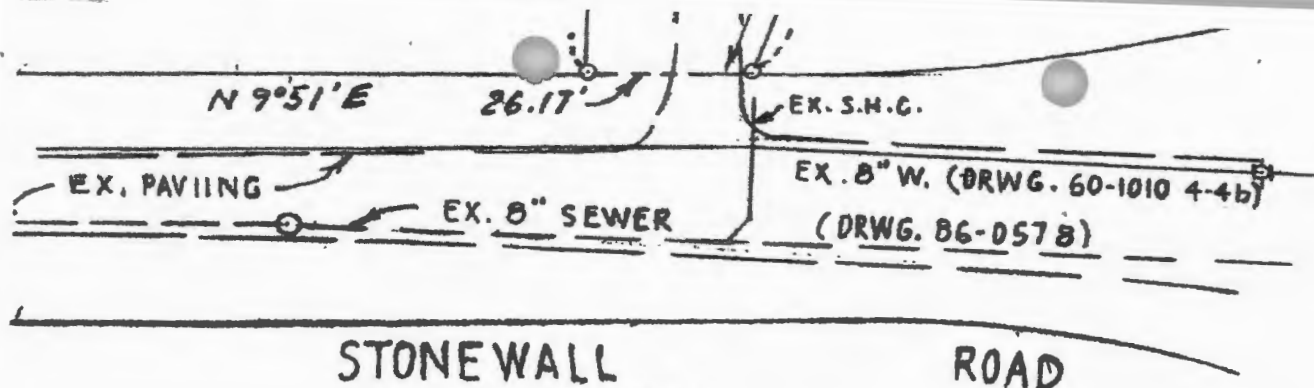
REG. NO. 9436 DATE 1-31-84

boender associates inc.

consulting engineers
land surveyors
land planners

COURT HOUSE SQUARE • ELLICOTT CITY, MD. 21043
(301) 465-7777





OWNER

ALGIRDAS M. VELIUONA
9012 FOREST OAKS RD.
OWINGS MILLS, MD. 21117
DEED REF. 10930/349
TAX ACCT. # 0114000280

PLOT PLAN

NO. 120 STONEWALL ROAD
MAP 100 GRID 10 PARCEL 641
1ST. ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SCALE: 1" = 30'

APR. 6, 2007

JOB NO. 9531

HELD CALLED FOR
IRON PIPE

HELD FOR
LINE

TM 100 P 648 LOT 32B
LAND OF SPINDLER
SM 8631/288
SURVEYED BY R. HOFFER
& ASSOC. MAY 1989

HELD A LINE BETW
AND WENT DEED DIS

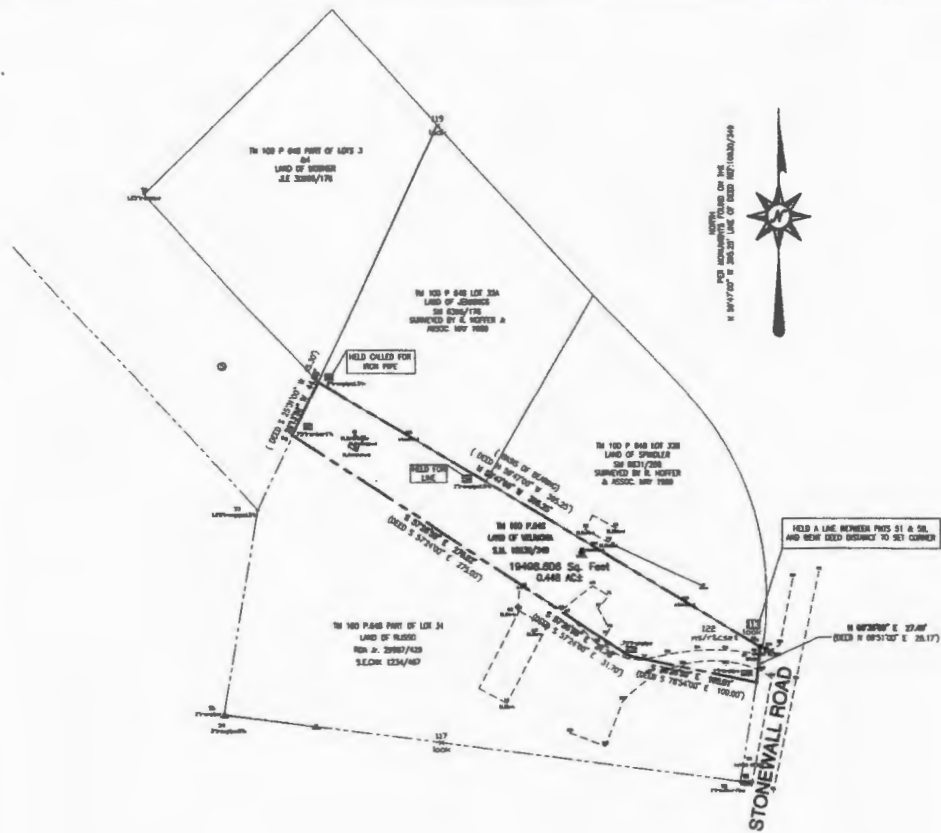
TM 100 P.648 PART OF LOT 31
LAND OF RUSSO
RDA Jr. 29987/429
S.E.CHK 1234/467

TM 100 P.648
LAND OF VELIUONA
S.M. 10930/349

19498.606 Sq. Feet
0.448 AC±

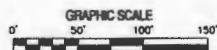
STONEWALL ROAD

120 Stonevale Co.



I HEREBY CERTIFY, TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 24, 2014, CORRECTLY
SHOWS THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER
STRUCTURES, IF ANY, TO THE PROPERTY LINES AND THE LAND INDICATED
HEREON, THAT THERE ARE NO DISCREPANCIES OF BUILDINGS OR STRUCTURES
ONTO AND LAND EXCEPT AS SHOWN HEREON.

Joseph C. Thompson 3.24.2014
JOSEPH C. THOMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR #7102
EXPIRES 3-26-2018



DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
BOUNDARY WORKSHEET LAND OF VELIUONA TH.100 P.648 ELECTION DISTRICT No. 1 BALTIMORE THOMPSON ASSOCIATES, LLC Land Surveying & Engineering 4000 Wilshire Avenue Baltimore, Maryland 21206 Phone: 410-450-0100 Fax: 410-450-0101 WWW.ThompsonAssociates.com												

RECEIVED

AUG 06 2014

118 Stonewall Road
Catonsville, Maryland 21228
5 August 2014

BALTIMORE COUNTY
BOARD OF APPEALS

Baltimore County Board of Appeals
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204

Esteemed Members of the Board,
In the matter of Case #2014-0216-SPHA, regarding the property described as 120 Stonewall, we respectfully urge you to deny the Petitioner's appeal for variance relief.

The property is zoned DR1 but comprises less than 20,000 square feet. Administrative Law Judge John E. Beverungen, in his June 2014 ruling and subsequent decision on the Motion for Reconsideration, clearly noted that variances may be granted for undersized lots if height and area regulations are met. In this case, to grant a variance, significant allowances would have to be made for insufficient property width and setbacks, in addition to granting relief of the undersized lot.

We have included a timeline of the relevant history of 120 Stonewall, which aptly demonstrates why the Petitioner does not meet the test of *Cromwell v Ward*, and the manner in which 120's "uniqueness" may be attributed to the petitioner's own actions, or failure to act. In addition, we reference other relevant zoning law precedents below.

North v St Mary's County sets clear standards for the uniqueness of a property being necessary to consider variances. 120 Stonewall demonstrates no uniqueness in terms of topography, practical difficulties, etc. Its contours were defined via a 1942 deed (enclosed), which divided Lot 31 of Stonewall Park amongst the Howes family. However, we ask that you reference the attached timeline for the clearest view of how the 1942 deed has no material impact on this situation.

McLean v Soley also considers whether a variance would do justice to the applicant as well as other property owners in the district. The area residents, as demonstrated by the 37 signatures on the petition submitted in response to the initial variance hearing, have strong concerns regarding the negative impact on area property values if this variance were granted. We enclose a copy of this petition in case you may not have had an opportunity to review it; the petition includes a map emphasizing the proximity of Stonewall Park neighbors united against the variance.

First, homes and lots in the immediate area, on average, are significantly larger than the proposed structure and extant lot size of 120.

Second, the residents not only share trepidation regarding potential impact on future building and variances if this precedent were granted, but also regarding the health and welfare of the neighborhood. Baltimore Zoning Regulations Section 307.1 speaks about general welfare and public safety, as does *McLean*. 120 is regularly unmaintained, sometimes attaining grass heights of above 3 feet, and providing harbor to a variety of pests to include rodents, snakes, and ticks. Photographs documenting such neglect were submitted prior to the June 12, 2014,

RELEVANT HISTORICAL TIMELINE: 120 STONEWALL RD, 21228

1942: Lillian Howes, the owner of Lot 31 in Stonewall Park, divides the lot into two partial lots, now described as 118 (1.3 acres) and 120 Stonewall Rd (19,499 square feet). The deed for 118 includes mention of passage on a 9-foot right-of-way across 120 *"to the benefit of Grantor, heirs, and assigns"*; the deed for 120 grants such rights. Neither deed mentions reciprocal passage on 118.¹

1970: Algirdas Veluona and his wife Rosalie purchase 118 Stonewall from Bertha May Nash.

1972: Mr. Veluona builds the current dwelling on 118 Stonewall.

1979: Mr. Veluona and his wife Rosalie purchase 120 Stonewall, which includes an 880 square foot structure, from Warren Nazelrod, effectively reuniting the partial lots of Lot 31.

1980: Zoning for 118 and 120 Stonewall, and all adjacent properties, is changed to DR2.

1992: Zoning for 118 and 120 Stonewall, and all adjacent properties, is changed to DR1.

1994: As part of their divorce settlement, Mr. Veluona takes sole possession of 120. This deed makes no mention of right-of-way access on 118 but references the 9-foot right-of-way across 120.

1995: Mr. Veluona and his former wife Rosalie auction 118 to Norine Weber, effectively severing the reestablished Lot 31 into the partial lots created in 1942. Again, this deed makes no mention of right-of-way access to 118 but references the 9-foot right-of-way across 120.

2006:

March 23: A corrections notice (CO0021752) is issued referencing a dilapidated structure requiring razing and an open trash dump.

April 4: Court order is issued to evict tenant from 120 Stonewall Rd (Baltimore County District Court Case #0804SP031872006).

2007:

April 24: A razing permit (B658528) is issued by Baltimore County for the structure on 120.

April 25: A permit (B662157) is applied for, to build a 2,679 square foot dwelling at 120.

May 16: Permit B662157 is cancelled.

May 23: Razing is complete.

¹ We present points regarding the right-of-way because the Petitioner continues to claim and attempt to exert a perpetual right of passage across 118 Stonewall. As the subservient property created by the initial Grantor, 120 not only lacks such rights but easily could have been granted them in 1994 or 1995, when the Petitioner had a clear opportunity in structuring new deed language, and chose not to.

2008: Mr. Veluona and his current wife Lois reject an offer from three adjacent property owners (118, 2107, and 2111 Stonewall) to purchase 120 for \$90,000.

2009: The time frame for rebuilding at 120 as permitted by Baltimore Zoning Regulations Section 104.2 expires.

2010: Tadd and Erica Russo purchase 118 from Norine Weber, with deed language mirroring that of 1995.

2012: Mr. Veluona offers 120 to the Russos at the price of \$150,000 "before it goes on the market." MLS records indicate that the property was not placed on the open market at that time, nor at any other.

2014: Mr. Veluona files a Petition for a Special Hearing and Variance, to build a 1,670 square foot structure at 120.

June 10, 2014

RECEIVED

JUN 10 2014

Administrative Law Judge
Office of Zoning
Re: Case #2014-0216-SPHA
111 W. Chesapeake Ave. Room 111
Towson, MD 21204

OFFICE OF ADMINISTRATIVE HEARING

To Whom It May Concern:

We are writing this letter in opposition to the zoning variance requested on 120 Stonewall Road. This variance would allow said property to be in close proximity to 2107 Stonewall Road with a side yard setback of 4 feet. The variance requested must meet a min of 20,000 square feet, the property in question (120 Stonewall Road) barely surpasses 14,000 square feet. Requesting a width of 57 square feet as opposed to the zoned 150 square feet will create an issue for any future zoning practices in the Stonewall Park area.

We were informed at the time of purchasing 2107 Stonewall Road that at least ½ acre of ground would be the code for any future properties. The property in question is less than the ½ acre stipulation and would greatly affect the integrity of the neighborhood.

The property in question has sat vacant since 2006 and has not been properly cared for by the owner. Furthermore there is a well in question on said property that has never been sealed off, demonstrating the petitioner's disregard of the neighbors. Due to the neglect of maintaining this property snakes and other rodents have been found on our property and in our pool creating a health hazard for my family.

The structure that sat on this property known as 120 Stonewall Road, Lot 31 when we purchased 2107 Stonewall Road in 1990 was a rental property and was never updated or maintained by the owner. After the owner removed the one story structure from the property a group of neighbors abutting this property offered a fair market value to purchase said property which was denied by the owner. To our knowledge this property has never been advertised on the open market since the demolition of the dilapidated structure.

Any new structure would butt up against my property which does not abide by the Baltimore County 6 foot easement.

Enclosed please find a copy of the Plat and Legal Description regarding this property along with the Baltimore County survey.

Stephen Spindler Sr
Lee Ann Spindler

Stephen Spindler, Sr.
Lee Ann Spindler
2107 Stonewall Road
Catonsville, MD 21228
410-744-2060 Home
443-790-9012 Cell

BEING KNOWN AND DESIGNATED AS:

Beginning for the same at an iron pin on the West side of Stonewall Road said point is the beginning of that tract or parcel of land which by Deed dated June 20, 1923 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 573, folio 418 was granted and conveyed by William Willingham and wife to Samuel I. Howes and wife and running thence and reversing the fifth line and part of the fourth line of the aforesaid Deed North 59 degrees 47 minutes West 395.25 feet to a post heretofore planted, South 25 degrees 31 minutes West 45.3 feet to an iron pin thence leaving the outline of said Deed and running the three following courses and distances South 57 degrees 24 minutes East 275 feet to an iron pin South 57 degrees 24 minutes East 31.7 feet to an iron pin South 78 degrees 54 minutes East 100 feet to intersect the first line of the aforesaid Deed at a point on the West side of said Stonewall Road thence reversing a part of the first line of said Deed North 9 degrees 51 minutes East 26.17 feet to the place of beginning. The improvements thereon being known as 120 Stonewall Road.

BEING the same lot of ground which by Deed dated November 13, 1979 and recorded in the Land Records of Baltimore County Liber 6110, page 350 was granted and conveyed by Warren L. Nazelrod and Marion L. Nazelrod, his wife, unto Algirdas M. Veliuona and Rosalie A. Veliuona as tenants-by-the-entireties.

TOGETHER with the buildings and improvements thereon with the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

The said Grantor hereby covenants that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances as may be necessary.

This conveyance is made pursuant to the Real Property Article of the Annotated Code of Maryland, Section 4-108 between co-owners without the necessity of a straw conveyance.



STONEWALL PARK

SUBDIVIDED BY
G. HOWARD WHITE

SUBDIVIDED BY
JUSTICE HOWARD

CONTENTS OF PACKET

1. Letter from Tadd and Erica Russo
2. Together: copy of 2006 code complaint against 120 Stonewall, 2007 razing permit, five (5) photographs of dwelling prior to razing
3. Together: copies of code complaints from 2009, 2010, 2013, and 2014; three (3) photographs accompanying 2014 complaint
4. Together: real property data for 120 Stonewall and letter from Algirdas Veliuona
5. Cancelled building permit from 2007
6. Together: photograph of proposed building site, taken from front walkway of 118 Stonewall, and Comparison Chart: estimated value, square footage of dwellings, and acreage of properties in immediate vicinity of 120 Stonewall
7. Petition in opposition to variance, from residents of Stonewall Park, and reference map of neighborhood

RECEIVED

JUN 10 2014

OFFICE OF ADMINISTRATIVE HEARINGS

118 Stonewall Rd
Catonsville, Maryland 21228
443-928-9877
tadd@taddrusso.com
erica@taddrusso.com

June 2, 2014

Administrative Law Judge
Office of Zoning
Re: Case # 2014-0216-SPHA
111 W. Chesapeake Ave., Room 111
Towson, Maryland 21204

Your Honor,

We are writing in opposition to the zoning variance proposed for the parcel known as 120 Stonewall Rd. Our property, #118, was at one time joined with that property, comprising Lot 31 in Baltimore County.

Our greatest objections to the variance lie in Baltimore Zoning Regulations Section 307.1. Since we purchased 118 Stonewall in September 2010, we have experienced the petitioner's blatant and well-documented disregard for the public health and general welfare of the surrounding neighbors. #120 is regularly unmaintained, sometimes attaining grass heights of above 3 feet, and providing harbor to a variety of pests to include rodents, snakes, and ticks. These issues are typically only dealt with when one of the neighbors files a code enforcement complaint.

One of these complaints, dated 2006, describes a ramshackle dwelling in need of razing; the demolition took 11 months to occur following issue of the corrections notice. We have included a copy of the 2006 complaint, the 2007 razing permit, and photos of the dwelling at the time of the complaint. In addition, a well on the property was never properly filled and sealed off, which should have been completed when the house was razed, further demonstrating the petitioner's disregard for neighborhood safety and welfare. County Code Section 20-2-101 explicitly states that such wells, when abandoned, must be "left in such a way that they cannot again be used nor injuriously affect the public health." The county's Ground Water Management Policy Manual, Chapter II Section K, also makes this clear.

Please find included several other complaints, which demonstrate a pattern of poor stewardship, and photos from the complaint dated May of this year.

Again, in reference to 307.1, there seems to be no practical difficulty or unreasonable hardship on the part of the petitioner that would require a new single-family dwelling at #120. To wit:

- The old structure was razed in 2007, and the property has sat vacant since then. We include a copy of the 2007 cancelled building permit; no others have been filed. Section 104.1 prescribes that new construction should have occurred by May 2008.
- The petitioner has previously turned down a generous purchase offer from a group of neighbors, which was more than fair in comparison with area comps for unimproved lots of fewer than 0.4 acres. He has offered us this 0.3 acre lot for \$150,000. His lack of interest in a fair price seems to demonstrate lack of hardship, as do the next two points.
- The property has not been advertised in the MLS database at any time in the last ten years. If nothing else, it would have made sense to put it on the market in 2010, when #118 was offered for sale, so that a buyer might consider purchasing both.
- The elderly petitioner seems likely to immediately sell or rent the property upon completion of the structure. Given his care, or lack thereof, of #120, we particularly wish to avoid the latter.

We have found two surprising but not insignificant inconsistencies in the documents of record relevant to this case. According to the real property records, the petitioner's own letter to us (copy enclosed), and the razing permit previously referenced, the square footage of the land rests just above 14,000. Please note that this is at least 5,000 square feet smaller than the square feet listed in the 2014 proposal provided to the Office of Zoning Review. In addition, the language of record describing the metes and bounds of #120 (in the deeds dated 1942, 1979, and 1994) has been discarded entirely in the proposal provided.

Incidentally, the building proposal suggests that our driveway be used to reach a planned parking pad behind the new structure. Counsel has advised that neither property's deed gives the petitioner a right-of-way on the driveway of #118; #120 is the subservient lot, with no legal right to a reciprocal agreement.

Section 304.2 makes provision for photographs to be included with the building permit application. Since none are on file, we have provided one, taken from our front walkway, of the proposed area to be built upon. 304.2B1 goes on to state that "buildings shall be appropriate in the context of the neighborhood." Given that 14,000 square feet does not even meet half of the requirement for DR1, and that the proposed width of lot--57 feet--is barely more than a third of the required lot width of 150, we find it difficult to imagine a 1671 square foot home fitting in the appropriate context, let alone the actual lot. This variance would set a dangerous precedent for zoning throughout the entire neighborhood.

We urge you to please reject the special request for zoning variance at 120 Stonewall Rd. The petitioner has only engendered bad faith through his deeds and neglect, leaving us with no other response. We would prefer instead that he be ordered to maintain this property in compliance with county code.

We include a petition opposing the variance, signed by all households adjacent to 120 Stonewall, all households within sight of 120 Stonewall, and several households of nearly six decades in Stonewall Park. For your reference, we include a neighborhood map.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erica Russo', with a stylized flourish at the end.

Erica Russo

A handwritten signature in black ink, appearing to read 'Tadd Russo', with a stylized flourish at the end.

Tadd Russo



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:
Complaint Record ID: CO0021752

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0021752	08-2271	Charles Krick	11/30/2006		Constance Palmer	11/22/2006	Closed		40J4

Complaint Description: DUMING JUNK IN YARD, HOUSE FALLING DOWN

MAP 40J3

<u>Facility:</u>	<u>Owner :</u>	<u>Complainant:</u>
FA0273450 PDM 0114000280 120 STONEWALL RD CATONSVILLE, MD 21228	VELIUONA ALGIRDAS M 9012 FOREST OAKS RD OWINGS MILLS MD 21117	NORINE WEBER 118 STONEWALL CT BALTIMORE, MD 21228 HOME: 4107192145

Daily Activity Details - No Data

Violation Details - No Data

Comment Details

Type	Date	Comments
AS/400 PROBLEM 1-4	09/13/2008	AS/400: ***3/23/06, ZONED DR.1, ISSUED CORRECTION NOTICE FOR AN OPEN DUMP, JT&D, OPERATING A BUS FROM RES, TO RAZE/REPAIR DILAPIDATED HOUSE, REPLACE ALL ROTTED WOOD, REMOVE ALL FLAKING PAINT & REPAINT/RESEAL, HOUSE HAS NO ELEC OR WATER. POSTED & MAIL FD. P/U 4/23/06, COMPL UPDATED, CEK/CP*** ***4/24/06, JT&D REMOVED, TENANT EVICTED, OWNER CALLED/SAYS HOUSE WILL BE RAZED & A NEW HOUSE CONSTRUCTED ON PROP, P/U 6/24/06 TO MONITOR, COMPL UPDATED, CEK/CP*** ***6/26/06, HOUSE NOT YET RAZED, GRASS CUT, P/U 8/26/06 TO MONITOR, UNABLE TO UPDATE COMPL BECAUSE PHONE DISCONNECTED, CEK/CG*** ***8/28/06, HOUSE NOT YET RAZED, GRASS CUT, P/U 10/28/06 TO MONITOR, UPDATE NOT NECESSARY, CEK/CP*** ***10/30/06, GRASS CUT, STILL WAITING FOR HOUSE TO BE RAZED, P/U 11/30/06 TO MONITOR, UPDATE NOT NECESSARY, CEK/CP*** ***12/1/06, GRASS CUT, CLOSE FOR THE YEAR, COMPL UPDATED BY VOICE MESSAGE, CEK/CP***
AS/400 OWNER INFO	09/13/2008	Owner Information: ALGIRDAS M VELIUONA, 9012 FOREST OAKS RD, OWINGS MILLS MD 21117-4850

Lien Information - None

DATE PRINTED 05/28/2014
TIME PRINTED 11:14:25

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B658528

PAGE NO. 1
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 03/16/07
ISSUE DATE..... 04/24/07
OCCUPANCY DATE.....
CONTROL#..... RA
BUILDING PERMIT#..... B658528
AMOUNT PAID..... 10.00
CORRECT FEE..... 10.00
RECEIPT#..... A561023
INITIAL INPUT USER ID.. EDW

OWNER NAME..... VELIUONA ALGIRDAS
OWNER ADDRESS..... 9012 FOREST OAKS RD OWINGS MILLSMD 21117-4850
PAID BY..... APP
INSPECTOR INITIALS. 01R

----- APPLICANT DATA -----
NAME..... KOSTA MITSOURAS
COMPANY.. LONGVIEW DEVELOPMENT LLC
ADDRESS1. 8302 VETERANS HWY
ADDRESS2. MILLERSVILLE MD 21108
PHONE#... 410-987-4610
LICENSE#.

----- PROPERTY DATA -----
STREET#..... 120
STREET NAME.. STONEWALL RD
SUBDIVISION.. STONEWALL PARK
ACCOUNT#..... 0114000280
DISTRICT..... 01
PRECINCT..... 01

USER NOTES
NOTES-1.. EDW
NOTES-2.. CAPOFF P660194 FINALED 4-23-07.AB
NOTES-3..

-----LAST UPDATE-----
DATE..... 04/24/07
TIME..... 10:53:47
USER ID.. EDW

APPROVAL DATA
PERMIT# B658528

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 04/24/07	ENVRMNT	04/19/07	01	EH-4/19/07 DLN/MB
TIME..... 13:13:28	PLANNING	03/16/07	01	TR/EDW
USER ID..... PLM	PERMITS	04/24/07	01	DS/RSD CAP OFF P660194 FINALED 4-23-07.AB
#APPROVALS REQUESTED. 03				

INSPECTION DATA
PERMIT# B658528

-----LAST UPDATE-----
DATE..... 06/04/07
TIME..... 07:28:26
USER ID..... KLH
#INSPECTIONS-DONE..... 0002

---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---	----	---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---
COMP/RAZE	05/23/07		10	JG						
COMP/RAZE	06/01/07	Hm	01	KLH						

DATE PRINTED 05/28/2014
TIME PRINTED 11:14:25

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B658528

PAGE NO. 2
DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....
CONSTRUCTION..... 0
PLOT..... 0
RECORD PLAT..... 0
DATA..... 0
ELECTRIC..... 2
PLUMBING..... 1
BUILDING CODE.....
IMPROVEMENT CODE..... 5
IMPROVEMENT COMMENT...
USE CODE..... 01
USE COMMENT.....
FOUNDATION.....
BASEMENT.....
OWNERSHIP..... 1
RESIDENTIAL CATAGORY.. 1
ESTIMATED COST..... 2,000.00
CORNER LOT.....
LOT#..... 31

WORK DESC-1..... RAZE SFD 1,500SF, TO BE TORN DOWN, DEBRIS TO BE
WORK DESC-2..... BE HAULED TO APPROVED SANITARY LANDFILL IN
WORK DESC-3..... ACCORDANCE WITH APPLICABLE COUNTY SITE
WORK DESC-4..... REGULATIONS. BUILT 1938. SEWER MUST BE CAPPED.
WORK DESC-5..... PERMIT EXPIRES 90 DAYS FROM DATE OF ISSUE
WORK DESC-6..... CAPOFF P660194 FINALED 4-23-07.AB
PROPOSED USE..... VACANT LOT
EXISTING USE..... SFD
TENANT.....
CONTRACTOR..... LONGVIEW DEVELOPMENT LLC
ENGINEER/ARCHIT.,
SELLER.....

-----TYPE OF-----
CONSTRUCTION.....
HEATING FUEL.....
SEWAGE DISPOSAL.. 1E
WATER SUPPLY.. 1E
AIR CONDITION....

-----LOT SETBACK-----
LOT SIZE..... 14017SF
FRONT STREET...
SIDE STREET....
BACK FRONT..... NC
BACK SIDE..... NC
BACK SIDE ST...
REAR..... NC

-----PLANNING-----
MSTR PLAN AREA..
SUBSEWER AREA...
CRITICAL AREA...

-RESIDENTIAL UNITS-
#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

-----ZONING DATA-----
DISTRICT...
MAP#.....
PETITION#...
DATE.....
BLOCK.....
SECTION...
LIBR..... 000
FOLIO..... 018
BUILDING... 04

-----BUILDING SIZE-----
FLOOR AREA.. 1500SF
WIDTH.....
DEPTH.....
HEIGHT.....
STORIES.....

-----DIMENSIONS---
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS...
KITCHENS.....

-----ASSESSMENT-----
LAND.... 0182000.00
IMPV.... 0058000.00
TOTAL...

---LAST UPDATE---
DATE.... 04/24/07
TIME.... 10:54:27
USER ID. AMB

Permits, Approvals, and Inspections
 Code Inspections & Enforcement
 County Office Building, Rm. 213
 111 West Chesapeake Ave
 Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement 410-887-3351
 Electrical Inspection 410-887-3960
 Plumbing Inspection 410-887-3620
 Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

VELIUONA ALGIRDAS M
 9012 FOREST OAKS RD
 OWINGS MILLS, MD 21117-4850

CASE NUMBER CC1403730	PROP.TAX ID 0114000280
VIOLATION ADDRESS 120 STONEWALL RD CATONSVILLE, MD 21228	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.C. 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height	15 days to cut all your grass on your lot. Failure to cut by 6/5/14 will result in a bill on your taxes for maintenance. <i>mowed 5-26-14</i> <i>\$7500.</i>

Failure to comply with this correction notice, may result in a \$200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 06/05/2014	INSPECTOR NAME: Chip (Clarence) Raynor
	ISSUED DATE: 05/20/2014

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. It is important that you read this document carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
3. If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
4. A lawyer can give important assistance to you:
 - (a) on how to correct the violation(s) in order to avoid trial or
 - (b) at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
5. A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
6. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
7. Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

Permits, Approvals, and Inspections
 Code Inspections & Enforcement
 County Office Building, Rm. 213
 111 West Chesapeake Ave
 Towson, Maryland 21204
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Code Enforcement 410-887-3351
 Electrical Inspection 410-887-3960
 Plumbing Inspection 410-887-3620
 Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

VELIUONA ALGIRDAS M
 9012 FOREST OAKS RD
 OWINGS MILLS, MD 21117-4850

CASE NUMBER	PROP. TAX ID
CC1403730	0114000280
VIOLATION ADDRESS	
120 STONEWALL RD CATONSVILLE, MD 21228	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.C. 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height	You have 7 days to cut all grass to 3 inch. Failure to cut will result in the county cutting it and billing your taxes. <i>Mowed 6-19-14</i> <i>\$7500</i>

Failure to comply with this correction notice, may result in a \$200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 06/19/2014	INSPECTOR NAME: Chip (Clarence) Raynor
	ISSUED DATE: 06/12/2014

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
- If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
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 - at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
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Previous dwelling at 120 Stonewall

1 of 5



Previous dwelling at 120 Stonewall

2 of 5



Previous dwelling at 120 Stonewall
 * note : white fence on left belongs to #2107

3 of 5



Previous dwelling at 120 Stonewall

4 of 5



Previous dwelling at 120 Stonewall
* note : grey shed belongs to #2107

5 of 5



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:
Complaint Record ID: CO0021752

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0021752	06-2271	Charles Krick	11/30/2006		Constance Palmer	11/22/2006	Closed		40J4

Complaint Description: DUMING JUNK IN YARD, HOUSE FALLING DOWN

MAP 40J3

Facility:

FA0273450
PDM 0114000280
120 STONEWALL RD
CATONSVILLE, MD 21228

Owner:

VELIUONA ALGIRDAS M
9012 FOREST OAKS RD
OWINGS MILLS MD 21117

Complainant:

NORINE WEBER
118 STONEWALL CT
BALTIMORE, MD 21228

HOME: 4107192145

Daily Activity Details - No Data

Violation Details - No Data

Comment Details

Type	Date	Comments
AS/400 PROBLEM 1-4	09/13/2008	AS/400: ***3/23/06, ZONED DR.1, ISSUED CORRECTION NOTICE FOR AN OPEN DUMP, JT&D, OPERATING A BUS FROM RES, TO RAZE/REPAIR DILAPIDATED HOUSE, REPLACE ALL ROTTED WOOD, REMOVE ALL FLAKING PAINT & REPAINT/RESEAL, HOUSE HAS NO ELEC OR WATER, POSTED & MAILED, P/U 4/23/06, COMPL UPDATED, CEK/CP*** ***4/24/06, JT&D REMOVED, TENANT EVICTED, OWNER CALLED/SAYS HOUSE WILL BE RAZED & A NEW HOUSE CONSTRUCTED ON PROP, P/U 6/24/06 TO MONITOR, COMPL UPDATED, CEK/CP*** HOUSE NOT YET RAZED, GRASS CUT, P/U 8/26/06 TO MONITOR, UNABLE TO UPDATE COMPL BECAUSE PHONE DISCONNECTED, CEK/CG*** ***8/26/06, HOUSE NOT YET RAZED, GRASS CUT, P/U 10/28/06 TO MONITOR, UPDATE NOT NECESSARY, CEK/CP*** ***10/30/06, GRASS CUT, STILL WAITING FOR HOUSE TO BE RAZED, P/U 11/30/06 TO MONITOR, UPDATE NOT NECESSARY, CEK/CP*** ***12/1/06, GRASS CUT, CLOSE FOR THE YEAR, COMPL UPDATED BY VOICE MESSAGE, CEK/CP***
AS/400 OWNER INFO	09/13/2008	Owner Information: ALGIRDAS M VELIUONA, 9012 FOREST OAKS RD, OWINGS MILLS MD 21117-4850

Lien Information - None



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:
Complaint Record ID: CO0061521

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0061521		Charles Krick	05/26/2009		Christina Moscatti	05/26/2009	Closed		40J4

Complaint Description: TGW

Facility:	Owner :	Complainant:
FA0273450 PDM 0114000280 120 STONEWALL RD CATONSVILLE, MD 21228	VELIUONA ALGIRDAS M 9012 FOREST OAKS RD OWINGS MILLS MD 21117	ANON FILE MADE

Daily Activity Details

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0023786	Charles Krick	06/04/2009	REINSPECTION	IN COMPLIANCE	CLOSE CASE

Inspector Notes: 6/4/09 - GRASS CUT. TOOK ONE PHOTO. CASE CLOSED. CEK

Violation Details - No Data

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0022255	Charles Krick	05/27/2009	INITIAL INSPECTION	NOT IN COMPLIANCE	CORRECTION NOTICE ISSUED

Inspector Notes: 5/27/09 - ZONED DR. 1. UNIMPROVED LOT. ISSUED A CORRECTION NOTICE FOR TGW. TOOK ONE PHOTO. P/U - 6/3/09. CEK

Violation Details

Violation Record ID: IV0014482 Comply By: 06/03/2009 Complied On: 06/04/2009 Status: IN COMPLIANCE

Program Category/Section Source: BCC Public Health, Safety, Environment - Nuisances/BCC Violation Description: Weed Control-Grass/Weeds Exceeding 1'

Correction Text: Eliminate all grass, weeds, or other rank vegetation exceeding 1 foot in height.

Violation Text: Sec. 13-7-401(a)(1): An owner, occupant, or person in control of a lot or parcel of land in the county may not allow or maintain on the lot or parcel of land a growth of grass, weeds, or other rank vegetation to a height exceeding 1 foot.

Violation Comment:

Comment Details - No Comments

Lien Information - None



Photos from 2014 Code complaint 2 of 3
 * note: trimmed grass on right is #2107



Photos from 2014 Code complaint, 120 Stonewall 1 of 3
 * note: trimmed grass on right is #2107



Photos from 2014 code complaint 3 of 3



Proposed building site at 120 Stonewall, from 118

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0114000280			
Owner Information					
Owner Name:	VELIUONA ALGIRDAS M		Use:	RESIDENTIAL	
Mailing Address:	9012 FOREST OAKS RD OWINGS MILLS MD 21117-4850		Principal Residence:	NO	
			Deed Reference:	1) 10930/ 00349 2)	
Location & Structure Information					
Premises Address:	120 STONEWALL RD 0-0000		Legal Description:	PT LT 31 120 STONEWALL RD STONEWALL PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0100	0010	0648		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
31	2013			0007/ 0018	
Special Tax Areas:	Town:		NONE		
	Ad Valorem:				
	Tax Class:				
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			14,017 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2013	07/01/2013	07/01/2014	
Land:	158,000	119,000			
Improvements	0	0			
Total:	158,000	119,000	119,000	119,000	
Preferential Land:	0			0	
Transfer Information					
Seller: VELIUONA ALGIRDAS M	Date: 02/03/1995		Price: \$0		
Type: NON-ARMS LENGTH OTHER	Deed1: /10930/ 00349		Deed2:		
Seller: NAZELROD WARREN L	Date: 12/03/1979		Price: \$39,000		
Type: ARMS LENGTH IMPROVED	Deed1: /06110/ 00350		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2013	07/01/2014	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					



Algirdas Veluona

9012 Forest Oaks Road - Owings Mills, MD 21117

410-363-8337 - Fax 410-363-8367

September 22, 2012

Dear Neighbor:

MLS database shows no
records of any listings.

I own the lot next to your property and are in the process of putting it on the market. Before we sell the property we would like to offer it to you.

The property is 1/3 of an acre. Our real estate agent has pulled the comps and the property value warrants a price of \$150,000. We would be happy to negotiate the price before it goes on the market.

If you are interested please contact me at the above number or my cell - 410-207-6631 by Wednesday, September 26, 2012.

Thanking you for your attention, I am

Sincerely,

Algirdas M. Veluona

lv

DATE PRINTED 05/28/2014
TIME PRINTED 11:14:25

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B662157

PAGE NO. 3
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 04/25/07
ISSUE DATE.....
OCCUPANCY DATE..... 05/15/08
CONTROL#..... NR
BUILDING PERMIT#..... B662157
AMOUNT PAID..... 180.00
CORRECT FEE..... 180.00
RECEIPT#..... A566037
INITIAL INPUT USER ID.. MXR
OWNER NAME..... VELIUONA ALGIRDAS M
OWNER ADDRESS..... 9012 FOREST OAKS RD.OWINGS MILLS,MD.21117-4850
PAID BY..... APPLICANT
INSPECTOR INITIALS. 01R

APPLICANT DATA

NAME.....
COMPANY.. LONGVIEW DEV.LLC
ADDRESS1. 8362 VETERNS HWY STE 102
ADDRESS2. MILLERSVILLE,MD.21106
PHONE#... 410-987-4610
LICENSE#.

PROPERTY DATA

STREET#..... 120
STREET NAME.. STONEWALL RD
SUBDIVISION.. STONEWALL PARK
ACCOUNT#..... 0114000280
DISTRICT..... 01
PRECINCT..... 12

USER NOTES

NOTES-1.. SAS/TLM/MR LONGVIEW REMOVED AS CONTR PER LETTER 5/23/07 DAS
NOTES-2.. CANCELLED TIME ELEMENT DAS
NOTES-3..

-----LAST UPDATE-----
DATE..... 05/15/08
TIME..... 13:47:18
USER ID.. DAS

APPROVAL DATA

PERMIT# B662157

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 05/24/07	BLD PLAN	05/24/07	01	YAP
TIME..... 08:22:59	SEDI CTL	04/27/07	12	SC-X3226 HOLD FOR CONTROLS,GRADING STUDY/MG 4/30
USER ID..... BLD	ZONING	04/25/07	01	DT/MR
#APPROVALS REQUESTED. 12	PUB SERV	04/25/07	01	DT/MR
	ENVRMNT	05/15/07	01	EIR-5/14/07 JB/MB
	PLANNING	04/25/07	01	CG/MR
	PERMITS		10	HOLD FOR NEW BUILDER OR AFFIDAVIT

INSPECTION DATA

PERMIT# B662157

-----LAST UPDATE-----
DATE..... 05/19/08
TIME..... 07:51:49
USER ID..... B1F
#INSPECTIONS-DONE..... 0001

-----TYPE-----	--DATE--	-TIME-	CODE	-----COMMENTS-----	-----TYPE-----	--DATE--	-TIME-	CODE	-----COMMENTS-----
CANCELLED	05/16/08		01	JG					

**ESTIMATED VALUE, SQUARE FOOTAGE, AND ACREAGE OF PROPERTIES IN IMMEDIATE
VICINITY OF 120 STONEWALL ROAD, CATONSVILLE MD**

ADDRESS	ESTIMATED MARKET VALUE	SQUARE FOOTAGE	ACREAGE	BASEMENT ?
118 Stonewall	\$480,000	3880	1.33	Y
2107 Stonewall	\$464,000	2594	0.65	Y
2111 Stonewall	\$487,000	2840	0.69	Y
2113 Stonewall	\$330,000	2162	0.71	Y
114A Stonewall	\$595,000	3612	0.48	Y
116 Stonewall	\$444,000	3707	0.48	Y
114 Stonewall	\$466,000	3108	0.92	Y
112 Stonewall	\$386,000	2062	0.92	Y
117 Stonewall	\$357,000	2711	1.4	Y
119 Stonewall	\$387,000	2711	1.13	Y
121 Stonewall	\$299,000	1700	1.0	Y
120 Stonewall	\$119,000	¥	0.33	LOT PROSCRIBES**

***NB: in all cases where square footage is below 2500, acreage is at least 0.65. Where
acreage is below 0.65, square footage is at least 3600.***

¥ square footage of previous structure was 709; proposed is 1671

** a large granite boulder beneath the property surface has previously prevented the digging of
a basement

PETITION TO OPPOSE ZONING VARIANCE

TO
BALTIMORE COUNTY ZONING REVIEW OFFICE
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

27 May 2014

We, the undersigned residents of the Stonewall Park neighborhood, do hereby oppose the proposed zoning variance for 120 Stonewall Road, Catonsville, Maryland, 21228.

1. The proposed variance would have a negative impact on property values based on both potential square footage and acreage.
2. The proposed variance would have a negative impact on the neighborhood, based on the owner's prior history of code violations and demonstrated poor management of the previously extant rental property.
3. The proposed variance would have a negative impact on the neighborhood based on precedent it would set for future zoning.

We instead ask that the current zoning remain in effect, and that the owner be required to regularly maintain his property in compliance with Baltimore County Code.

This petition is agreed upon by the following signatories:

	Full Name	Signature	Address	Comments	Date
1	Erica M. Russo		118 Stonewall	21228	27 May 2014
2	TADD Russo		118 Stonewall	21228	27 May 2014
3	Lee Ann Spindler		2107 Stonewall Rd	21228	5-27-14
4	Stephen Spindler		2107 Stonewall Rd	21228	5-27-14
5	MARYANN DeCAROLIS		1146 Stonewall Rd.	21228	5-28-14
6	Samuel Quick		121 Stonewall Rd.	21228	5-28-2014
7	Heather Quick		121 Stonewall Rd	21228	5-25-2014
8	Lisa Wall		114 Stonewall Rd	21228	5/28/2014
9	Diane Drechsler		2121 Stonewall Rd.	21228	5/28/14
10	OMAR JENNINGS		2111 Stonewall	21228	5/24/14
11	Janice Jennings		2111 Stonewall Rd	21228	5/28/14
12	Meghan Mabrey		112 Stonewall Rd.	21228	5/28/14
13	John M. Tydings		114A Stonewall Rd	21228	6/5/2014

	Full Name	Signature	Address	Comments	Date
13	Robert C. Maloney	[Signature]	112 Stonewall Rd.	21228	5/28/14
14	DENISE DeCAROLIS		116 Stonewall Rd	21228	5/28/2014
15	Keri Tydings	[Signature]	114 A Stonewall Rd	21228	5/28/14
16	William Dew		103 TAUNTON AVE	21228	
17	Ann Blum		2323 Old Frederick Rd	21228	5-29-14
18	Gregory Wall	[Signature]	114 Stonewall Rd	B6 MD 21228	5/29/14
19	Bernadette Mosher		2115 Stonewall Rd.	21228	5/29/14
	Bernadette Mosher				
20	Eric Mosher	[Signature]	2115 Stonewall Rd	21228	5/29/14
21	Michelle Oswald	Michelle Oswald	117 Stonewall Rd	21228	5/30/14
22	JOHN + PATRICIA ORNDORFF		107 TAUNTON AVE	21228	6/2/14
23	FERRON + MARGARET STUART		149 Longview DR.	21228 410-747-2510	6/2/14
24	Andrea Schinella		Eric Jordan	148 Longview Dr.	
25	ELISA CHINA		152 Longview DR.	410.952.5879	
26	Sharon Seligson	[Signature]	2409 Old Frederick Rd	21228	6/3/14
27	Beth Allen	Beth Allen	2403 Old Frederick Rd.	21228	6/3/14
28	Stephanie Colby	Stephanie Colby	110 Stonewall Rd	21228	6/4/14
29	Jennifer An	Jennifer An	104 Taunton Ave	Catoonsville MD 21228	6/4/14
30	Susan Lenderking	Susan Lenderking	115 Stonewall Rd	Catoonsville, Md, 21228	6-4-14
31	VINCENT A RAND	VINCENT A RAND	100 TAUNTON AVE	Catoonsville MD 21228	6-4-14
32	GEORGE Gayer		112 Longview Dr	Catoonsville MD 21228	6-4-14
33	Scott Pender		116 Longview Dr	Catoonsville, MD 21228	
34	Mike DUNCAN		117 Longview Dr	Catoonsville MD 21228	

Please note marked locations
of signatories on petition
opposing variance.



STONEWALL PARK

SUBDIVIDED BY
G. HOWARD WHITE

121-29 CALVERT BLVD.

BALTIMORE, MD.

SURVEYED BY
J. SPENCE
CIVIL & CONSULTING ENGINEER
SCALE 1"=100'

Simple Butt...

Baby Vanilla...

Ultimate Ch...

Pioneer Wo...

Amazon.co...

Md. Appeal...

⊗ Online Se...

Record CP1400201:

Plumbing Complaint

Property Location

120 STONEWALL RD
CATONSVILLE MD 21228

Microsoft

To view this content, please install

Microsoft®
Silverlight®

Click now to install

QUICK DOWNLOAD / 30 SECOND INSTALL

Application Details

Complaint Description:

There is a well on the property which appears to have never been properly filled or capped since the actual house was condemned in 2006, and razed in 2007. It is easily identified by the pipe and spigot still sticking out of the top. Anyone could remove the thin concrete slab being used to cover it.

▼ Inspections

Upcoming (2)

06/23/2014 at TBD Scheduled Initial Inspection (217242)

Inspector: *unassigned*[Actions](#) ▼

08/06/2014 at TBD Scheduled Re-Inspection (225178)

Inspector: *unassigned*[Actions](#) ▼

Completed (2)

Correction Notice Issued - 1; Research - 1

Research Re-Inspection (220106)

Result by: Christopher Liberto on 07/01/2014 at 11:33 AM

[View Details](#)

Correction Notice Issued Re-Inspection (225144)

Result by: Christopher Liberto on 07/22/2014 at 08:52 AM

[View Details](#)

► Processing Status

► Attachments

Simple Butt...

Baby Vanilla...

Ultimate Ch...

Pioneer Wo...

Amazon.co...

Md. Appeal...

⊗ Online Se...

Property Location

120 STONEWALL RD
CATONSVILLE MD 21228

Microsoft

To view this content, please install

Microsoft®
Silverlight®

Click now to install

X

Re-Inspection (225144, Required)

120 STONEWALL RD
CATONSVILLE MD 21228

Print

Status

Correction Notice Issued
7/22/2014 8:52 AM

Last updated

Christopher Liberto
7/23/2014 8:54 AM

[View Status History](#)[View Result Comments](#)

Details

Record

CP1400201
Plumbing Complaint

Contact

Christopher Liberto

Result Comments

Showing 1-1 of 1

Christopher Liberto (7/23/2014 8:54 AM)

7-22-14 Visited site Vacant lot no house on site take pictures and Issue Correction Notice and send one to property owner per C. Liberto/CL

Related Inspections

Showing 0-0 of 0

ID	Inspection Name	Relationship	Status
No records found.			

Attachments



Real Property Data Search (w3)

Your feedback is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 01 Account Number - 0114000280	
Owner Information		
Owner Name:	VELIUONA ALGIRDAS M	Use: RESIDENT
Mailing Address:	9012 FOREST OAKS RD OWINGS MILLS MD 21117-4850	Principal Residence: NO
		Deed Reference: 1) /10930/ 0 2)
Location & Structure Information		
Premises Address:	120 STONEWALL RD 0-0000	Legal Description: PT LT 31 120 STONE STONEWA
Map: 0100	Grid: 0010	Parcel: 0648
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 31	Assessment Year: 2013
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Property Land Area	Last Major Renovation	
14,017 SF		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2013
Land: 158,000	119,000	07/01/
Improvements: 0	0	
Total: 158,000	119,000	119,000
Preferential Land: 0		119,000
Transfer Information		
Seller: VELIUONA ALGIRDAS M	Date: 02/03/1995	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10930/ 00349	Deed2:
Seller: NAZELROD WARREN L	Date: 12/03/1979	Price: \$39,000
Type: ARMS LENGTH IMPROVED	Deed1: /06110/ 00350	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		07/01/2014
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		



CASE NAME _____
CASE NUMBER 2014-0216
DATE 6-12-2014

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME VELIUDINA RESIDENCE
CASE NUMBER 2014-216
DATE 6-12-2014

[illegible]

Case No.: 2014-0216-SPHA

Exhibit Sheet

Petitioner/Developer

SPV
11-21-14
Protestant

SPV
0-17-14

No. 1	Plan	Panoramic photo
No. 2	Deeds	SDAT record
No. 3	Bldg. permit application w/ Plan	
No. 4	Batt. Co. water main drawing	
No. 5	Rendering - proposed SFD	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS thirtieth day of November

in the year one thousand nine hundred and seventy-nine

by and between

WARREN L. NAZELROD and MARION L. NAZELROD, his wife-

of Baltimore County, MD

of the first part, and

ALGIRDAS M. VELIUONA and ROSALIE A. VELIUONA, his wife of Baltimore County, MD

of the second part.

WITNESSETH, That in consideration of the sum of THIRTY NINE THOUSAND AND NO/100
(\$39,000.00) DOLLARS, receipt of which is hereby acknowledged

the said WARREN L. NAZELROD and MARION L. NAZELROD, his wife

do grant and convey to the said ALGIRDAS M. VELIUONA and ROSALIE A. VELIUONA,
his wife, as tenants by the entireties, the survivor of them, his or her

personal representatives/successors and assigns

, in fee simple, all

that lot of ground situate in First District, Baltimore County,
State of Maryland
and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pin on the West side of Stonewall Road said point is the beginning of that tract or parcel of land which by Deed dated June 20, 1923 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 573, folio 418 was granted and conveyed by William Willingham and wife to Samuel I. Howes and wife and running thence and reversing the fifth line and part of the fourth line of the aforesaid Deed North 59 degrees 47 minutes West 395.25 feet to a post heretofore planted, South 25 degrees 31 minutes West 45.3 feet to an iron pin thence leaving the outline of said Deed and running the three following courses and distances South 57 degrees 24 minutes East 275 feet to an iron pin South 57 degrees 24 minutes East 31.7 feet to an iron pin South 78 degrees 54 minutes East 100 feet to intersect the first line of the aforesaid Deed at a point on the West side of said Stonewall Road thence reversing a part of the first line of said Deed North 9 degrees 51 minutes East 26.7 feet to the place of beginning. The improvements thereon being known as 120 Stonewall Road.

BEING the same lot of ground which by Deed dated May 9, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3345, folio 227 was granted and conveyed from WILLIAM B. CLATTERBUCK and HAZEL K. CLATTERBUCK, his wife, unto WARREN L. NAZELROD and MARION L. NAZELROD, his wife, the within named Grantors.

For Return see

Liber 7469 Fol. 024

3754

Petitioners #7

This Deed, Made this 9th day of May

in the year one thousand nine hundred and fifty-eight, by and between

WILLIAM B. CLATTERBUCK and HAZEL K. CLATTERBUCK, his wife

of ~~WHEELER~~ Baltimore County in the State of Maryland, of the first part, and

WARREN L. NAZELROD and MARION L. NAZELROD, his wife
of the County of ~~WHEELER~~ Baltimore

of the second part.

Witnesseth, that in consideration of the sum of \$5.00 and other good and valuable considerations

the said parties of the first part

do grant and convey unto the said parties of the second part, their assigns, the survivor of them and the heirs and assigns of such survivor

~~hereunto~~, in fee simple, all that lot of ground, situate, lying and being in the County of ~~WHEELER~~ Baltimore, aforesaid, and described as follows, that is to say:—

Beginning for the same at an iron pin on the West side of Stonewall Road said point is the beginning of that tract or parcel of land which by Deed dated June 20, 1923 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 574 folio 418 was granted and conveyed by William Willingham and wife to Samuel I. Howes and wife and running thence and reversing the fifth line and part of the fourth line of the aforesaid Deed North 59 degrees 47 minutes West 395.25 feet to a post heretofore planted, south 25 degrees 31 minutes West 45.3 feet to an iron pin thence leaving the outline of said Deed and running the three following courses and distances South 57 degrees 24 minutes East 275 feet to an iron pin South 57 degrees 24 minutes East 31.7 feet to an iron pin S 78 degrees 54 minutes East 100 feet to intersect the first line of the aforesaid Deed at a point on the West side of said Stonewall Road thence reversing a part of the first line of said Deed North 9 degrees 51 minutes East 26.7 feet to the place of beginning.

was granted and conveyed
BEING the same lot of ground which by Deed dated May 5, 1940 and is recorded among the Land Records of Baltimore County in Liber T.B.S. 1739, folio 406 from William Douglas Miller, unmarried, and Bertie Susan Miller, widow, to William B. Clatterbuck and Hazel K. Clatterbuck, his wife



THIS DEED, Made this 5th day of May in the year one thousand nine hundred and forty-nine, and between -USS \$6.60 SS \$6.60 : William Douglas Miller, unmarried, and Bertie Susan Miller, widow, of Baltimore County in the State of Maryland, of the first part, and William B. Clatterbuck and Hazel K. Clatterbuck, his wife, of the second part.

WITNESSETH, that in consideration of the sum of Five dollars and other valuable considerations, the receipt of which is hereby acknowledged, the said William Douglas Miller and Bertie Susan Miller do grant and convey unto the said William B. Clatterbuck and Hazel K. Clatterbuck, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the First Election District of Baltimore County, being a part of that lot which on a Plat of Stonewall Park recorded among the Land Records of Baltimore County in Plat Book No. 7 folio 18, is designated and distinguished as Lot NO. 31, and which according to a survey made by J. R. Curtis, Engineer, in April, 1942, is more particularly described as follows, that is to say:

Beginning for the same at an iron pin on the west side of Stonewall Road, said point is the beginning of that tract or parcel of land which by deed dated June 20, 1923, and recorded among the Land Records of Baltimore County in Liber W.P.C. no. 574, folio 418, etc., was granted and conveyed by William Willingham and wife to Samuel I. Howes and wife and running thence and reversing the fifth line and part of the fourth line of the aforesaid deed (1) north fifty-nine degrees forty-seven minutes west three hundred ninety-five and twenty-five one-hundredths feet to a post heretofore planted (2) south twenty-five degrees thirty-one minutes west forty-five and three-tenths feet to an iron pin; thence leaving the outline of said deed and running the three following new courses and distances (3) south fifty-seven degrees twenty-four minutes east two hundred and seventy-five feet to an iron pin (4) Still south fifty-seven degrees twenty-four minutes east thirty-one and seven-tenths feet to an iron pin (5) south seventy-eight degrees fifty-four minutes east one hundred feet to intersect the first line of the aforesaid deed at a point on the west side of said Stonewall Road; thence reversing a part of the first line of said deed (6) north nine degrees fifty-one minutes east twenty-six and seven-tenths feet to the place of beginning.

BEING the same lot of ground, which by deed dated December 10th 1946, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 2530, folio 55, was granted and conveyed by Lillian Irene Martin and husband unto the said William Douglas Miller and Bertie Susan Miller.

SUBJECT to a right of way nine feet wide, as now laid out over the property hereby conveyed, reserved in a deed from Lillian M. Howes, widow, to Lillian Irene Martin and husband, dated July 6, 1942, and recorded among the Land Records of Baltimore County in Liber C.H. K., No. 1234, folio 467.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said William B. Clatterbuck and Hazel K. Clatterbuck, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffer-

and Amelia J Runge his wife unto Clayton W Bordley Inc for a term of ninety-nine years at and for the annual rent of Eighty-four Dollars (\$84.00) payable in semi-annual installments on the first days of May and November in each and every year during the continuance of the same and

BEING the same lot of ground as that described in a Deed dated of even date herewith and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County by which the said lot of ground was granted and conveyed by Roland D Zaiser and Hilda C Zaiser his wife to John S McDaniel Jr subject however to the estate terms and interest of the said lessee its successors and assigns under the said lease

TOGETHER with the buildings and improvements thereon and together with all rights alleys ways waters privileges appurtenances and advantages to the same belonging or in anywise appertaining and particularly the aforesaid rent issuing and payable out of the said lot of ground as aforesaid

TO HAVE AND TO HOLD the above granted lot of ground and particularly the aforesaid rent issuing and payable out of the said lot of ground and the reversion thereto unto the said Hilda C Zaiser her heirs personal representatives and assigns forever in fee simple subject however to the estate terms and interest of the said lessee its successors and assigns under the said Lease

AND the said John S McDaniel Jr hereby covenants that he has not done nor suffered to be done any act matter or thing whatsoever to encumber the property hereby granted that he will warrant specially the property hereby granted and conveyed and that he will execute such further assurances of said land as may be requisite

WITNESS the hand and seal of the within named party of the first part
Witness

William F Malone

John S McDaniel Jr (Seal)

STATE OF MARYLAND
CITY OF BALTIMORE

SS

I HEREBY CERTIFY that on this 2nd day of December 1946 before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City aforesaid personally appeared JOHN S McDANIEL JR the above named party of the first part and he acknowledged the foregoing Deed to be his act

WITNESS my hand and notarial seal the day and year first above written
(Notarial Seal)

Glenice A Liester

My commission expires May 5th 1947

Notary Public

Rec Dec 11 1946 at 11:05 A M & exd per

John W Bishop Clerk

Rec by D A Exd A G & B K

137195 : THIS DEED made this 10th day of December 1946 by Lillian
Lillian I Martin & Husband : Irene Martin and Howard Wesley Martin her husband of
Deed to : Baltimore County State of Maryland parties of the first
Wm D Miller et al : part Grantors and William Douglas Miller and Bertie Susan
US \$4.40 St \$4.00 : Miller of Howard County State aforesaid parties of the
----- second part Grantees

WITNESSETH that in consideration of the sum of Five Dollars (\$5.00) and other good

Liber 1234

For value received Rosedale Federal Savings and Loan Association releases the within mortgage this fourteenth day of June 1946 Witness the corporate seal and signature of C J Langenfelder President

ATTEST
J Leonard Eckenrode Secretary
ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
By C J Langenfelder President

(Corporate seal)

Recorded July 5 1946 at 3.50 P M & Exd per Robert J Spittel Clerk

BEL PER TICKET NOV 13 1942

21202) THIS DEED Made this 6th day of July 1942 by LILLIAN M HOWES
Lillian M Howes) widow of Baltimore County of the State of Maryland of the first
Deed to) part and LILLIAN IRENE MARTIN and HOWARD WESLEY MARTIN her hus-
Lillian I Martin & hsb) band of Baltimore County of the State of Maryland of the second
-----) part

WITNESSETH That in consideration of the sum of Five Dollars (\$5.00) and other valuable consideration the receipt of which is hereby acknowledged the said Lillian M Howes does hereby grant and convey to Lillian Irene Martin and Howard Wesley Martin her husband as tenants by the entireties their heirs and assigns in fee simple all that lot or parcel of ground situate and lying in the First Election District of Baltimore County and which according to a survey made by J R Curtis Engineer in April 1942 is more particularly described as follows that is to say

BEGINNING for the same at an iron pin on the West side of Stonewall Road said point is the beginning of that tract or parcel of land which by deed dated June 20 1923 and recorded among the Land Records of Baltimore County in Liber WFO No 573 folio 418 &c was granted and conveyed by William Willingham and wife to Samuel I Howes and wife and running thence and reversing the fifth line and part of the fourth line of the aforesaid deed (1) North fifty-nine degrees forty seven minutes West three hundred and ninety five and twenty five-hundredths feet to a post heretofore planted (2) South twenty-five degrees thirty one minutes West forty-five and three-tenths feet to an iron pin thence leaving the outline of said deed and running the three following new courses and distances (3) South fifty seven degrees twenty four minutes East two hundred and seventy five feet to an iron pin (4) still South fifty seven degrees twenty four minutes East thirty one and seven-tenths feet to an iron pin (5) South seventy eight degrees fifty four minutes East one hundred feet to intersect the first line of the aforesaid deed at a point on the west side of said Stonewall Road thence reversing a part of the First line of said deed North nine degrees fifty one minutes East twenty six and seven-tenths feet to the place of beginning.

BEING a part of all that lot or parcel of land which by deed dated June 20 1923 and recorded among the Land Records of Baltimore County in Liber WFO No 573 folio 418 &c was granted and conveyed by William Willingham and wife to Samuel I Howes and wife as tenants by the entireties (And the said Samuel I Howes departed this life on June 16 1940

DATE PRINTED 05/30/2014
TIME PRINTED 12:40:01

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B662157

PAGE NO. 1
DP. NO. BPO003

MASTER DATA

APPLICATION DATE..... 04/25/07 OWNER NAME..... VELIUONA ALGIRDAS M
ISSUE DATE..... OWNER ADDRESS..... 9012 FOREST OAKS RD.OWINGS MILLS,MD.21117-4850
OCCUPANCY DATE..... 05/15/08 PAID BY..... APPLICANT
CONTROL#..... NR INSPECTOR INITIALS. 01R
BUILDING PERMIT#..... B662157
AMOUNT PAID..... 180.00
CORRECT FEE..... 180.00
RECEIPT#..... A566037
INITIAL INPUT USFR ID.. MXR

APPLICANT DATA

NAME.....
COMPANY.. LONGVIEW DEV.LLC
ADDRESS1. 8362 VETERNS HWY STE 102
ADDRESS2. MILLERSVILLE,MD.21106
PHONE#... 410-987-4610
LICENSE#..

PROPERTY DATA

STREET#..... 120
STREFT NAME.. STONEWALL RD
SUBDIVISION.. STONEWALL PARK
ACCOUNT#..... 0114000280
DISTRICT..... 01
PRECINCT..... 12

USER NOTES

NOTES-1.. SAS/TLM/MR LONGVIEW REMOVED AS CONTR PER LETTER 5/23/07 DAS
NOTES-2.. CANCELLED TIME ELEMENT DAS
NOTES-3..

-----LAST UPDATE-----
DATE..... 05/15/08
TIME..... 13:47:18
USER ID.. DAS

APPROVAL DATA

PERMIT# B662157

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 05/24/07	BLD PLAN	05/24/07	01	YAP
TIME..... 08:22:59	SED1 CTL	04/27/07	12	SC-X3226 HOLD FOR CONTROLS,GRADING STUDY/MG 4/30
USER ID..... BLD	ZONING	04/25/07	01	DT/MR
#APPROVALS REQUESTED. 12	PUB SERV	04/25/07	01	DT/MR
	ENVRMNT	05/15/07	01	EIR-5/14/07 JB/MB
	PLANNING	04/25/07	01	CG/MR
	PERMITS		10	HOLD FOR NEW BUILDER OR AFFIDAVIT

INSPECTION DATA

PERMIT# B662157

-----LAST UPDATE-----
DATE..... 05/19/08
TIME..... 07:51:49
USER ID..... BIF
#INSPECTIONS-DONE..... 0001

--- TYPE ---	--DATE--	-TIME-	CODE	---COMMENTS---	----	---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---
CANCELLED	05/16/08		01	JG						

Petitioners 3



120 Stonewall Road

Petitioners #5

Case No.: 2014-0216-SPHA

Exhibit Sheet

Petitioner/Developer

SLN 1-21-14
Protestant
SLN 6-17-14

No. 1	Plan	Panoramic photo
No. 2	Deeds	SDAT record
No. 3	Bldg. permit application w/ Pkn	
No. 4	Bath. Co. water main drawing	
No. 5	Rendering - proposed SFD	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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 - 0114000280

Owner Information

Owner Name: VELIUONA ALGIRDAS M **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 9012 FOREST OAKS RD **Deed Reference:** 1) /10930/ 349
OWINGS MILLS MD 21117-4850 2)

Location & Structure Information

Premises Address
120 STONEWALL RD

Legal Description
PT LT 31
120 STONEWALL RD
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					31	1	Plat Ref: 7/ 18

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 0000	Enclosed Area

Property Land Area	County Use
14,017.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	77,500	182,000		
Improvements:	0	0		
Total:	77,500	182,000	77,500	112,333
Preferential Land:	0	0	0	0

Transfer Information

Seller: VELIUONA ALGIRDAS M	Date: 02/03/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10930/ 349	Deed2:
Seller: NAZELROD WARREN L	Date: 12/03/1979	Price: \$39,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6110/ 350	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

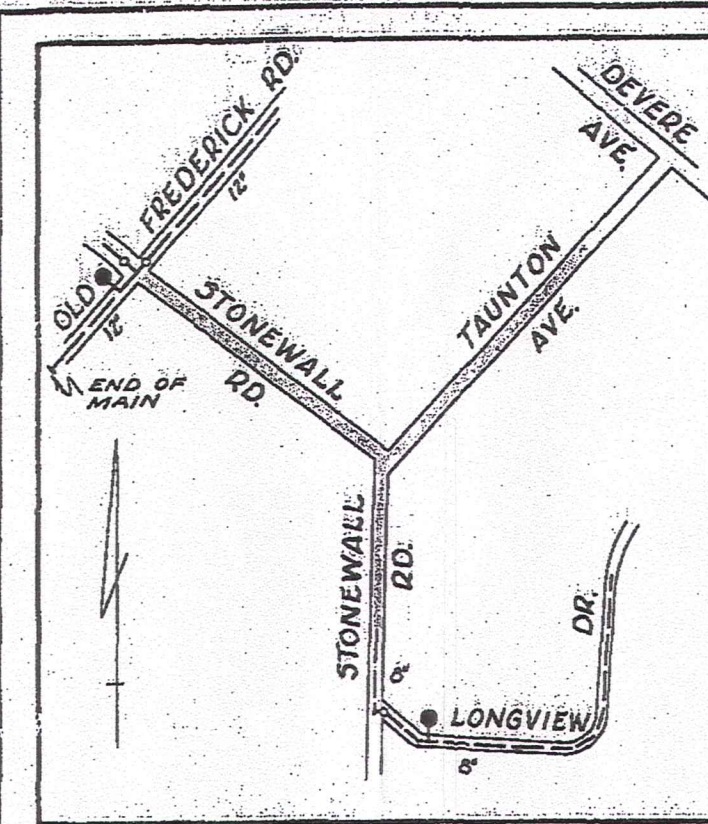
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Protestants No. 2





LOCATION MAP
SCALE: 1"=500'

A permit is required before cutting or trimming any part of any tree on the Right-of-Way of a Public or County Road. Violations will be prosecuted. For permits call the District Forester's Office, Bel Air, Maryland.

WATER AREA 2-W
CHARGE \$150.00 u.c. per h.u.
EFFECTIVE DATE 12/19/57

D.P.W. Directive No. 1400

C.W.O. 32862

ROAD PERMIT AND GRADES		DEPARTMENT OF PUBLIC WORKS		BUREAU OF ENGINEERING						APPROVED FOR CITY OF BALTIMORE	
PERMIT REQUESTED	DATE	APPROVED	DATE	STORM DRAINS	WATER	SEWER	HIGHWAYS	STRUCTURES	FIELD	DATE	REVISION
PERMIT NUMBER	6/23/59	DIRECTOR & CHIEF SANITARY ENGINEER	1/18/61	068	9-7-2	5-4-8	5-4-10	5-4-10	5-4-10	1-30-61	
GRADE ESTABLISHED	59-762-B-5	DATE	1/18/61	1-13-61	1-11-61	1-11-61	1-11-61	1-11-61	1-11-61		
PROFILE NUMBER		ENGINEER	B.C.B.E.	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING						DIRECTOR OF PUBLIC WORKS	
DATE	1/18/61	REG. NO.		8" WATER MAIN						SCALE 1"=50'	
RIGHT OF WAY REF.	9/10/61-200	DESIGNED	LEAHY	STONEMALL ROAD						KEY SHEET "H-SE"	
		DRAWN		FROM A POINT 200' N. OF LONGVIEW DR. TO TAUNTON AVE.						POSITION SHEET 11 SW 29	
		CHECKED		CATONSVILLE						SHEET NO. 1	
				ELECTION DISTRICT 1						J.O. 3-2-178	
										NO. 1	
										60-1010	
										FILE A-4-b	
										OF 2	

Obstructions shown on this drawing are for the convenience of the Contractor only. The County does not warrant or guarantee the correctness or the completeness of the information given. The Contractor must verify all such information to his own satisfaction.

CAST IRON PIPE
Class 22 Thickness .041"
Class Thickness
CAST IRON FITTINGS
Class D Class 250
Class B Class 150
Normal Operating Pressure 90%
Test Pressure 150%

"STONEMALL PARK"
P.B. 7:18

CONTRACTOR - Please notify Baltimore Gas & Electric Co. LE. 9-8000, Ext. 691 at least three days before starting work shown on this drawing.

THE CONTRACTOR IS TO EXCAVATE FOR LOCATION AND DEPTH OF EXISTING MAIN BEFORE LAYING ANY PIPE.
E.K. 150-61

CONTRACTOR - please notify Fire Bureau before a fire hydrant is taken out of service, removed or relocated. Please call Fire Headquarters, VALLEY 5-7310, prior to starting any work involving fire hydrants.

BILL OF MATERIALS		
No.	DESCRIPTION	SIZE
1	SLEEVE	8"
1	SPACER	8"
1	VALVE	8"
1	1/2 BEND	8"
1	TEE	8"x8"
419	CIP	8"

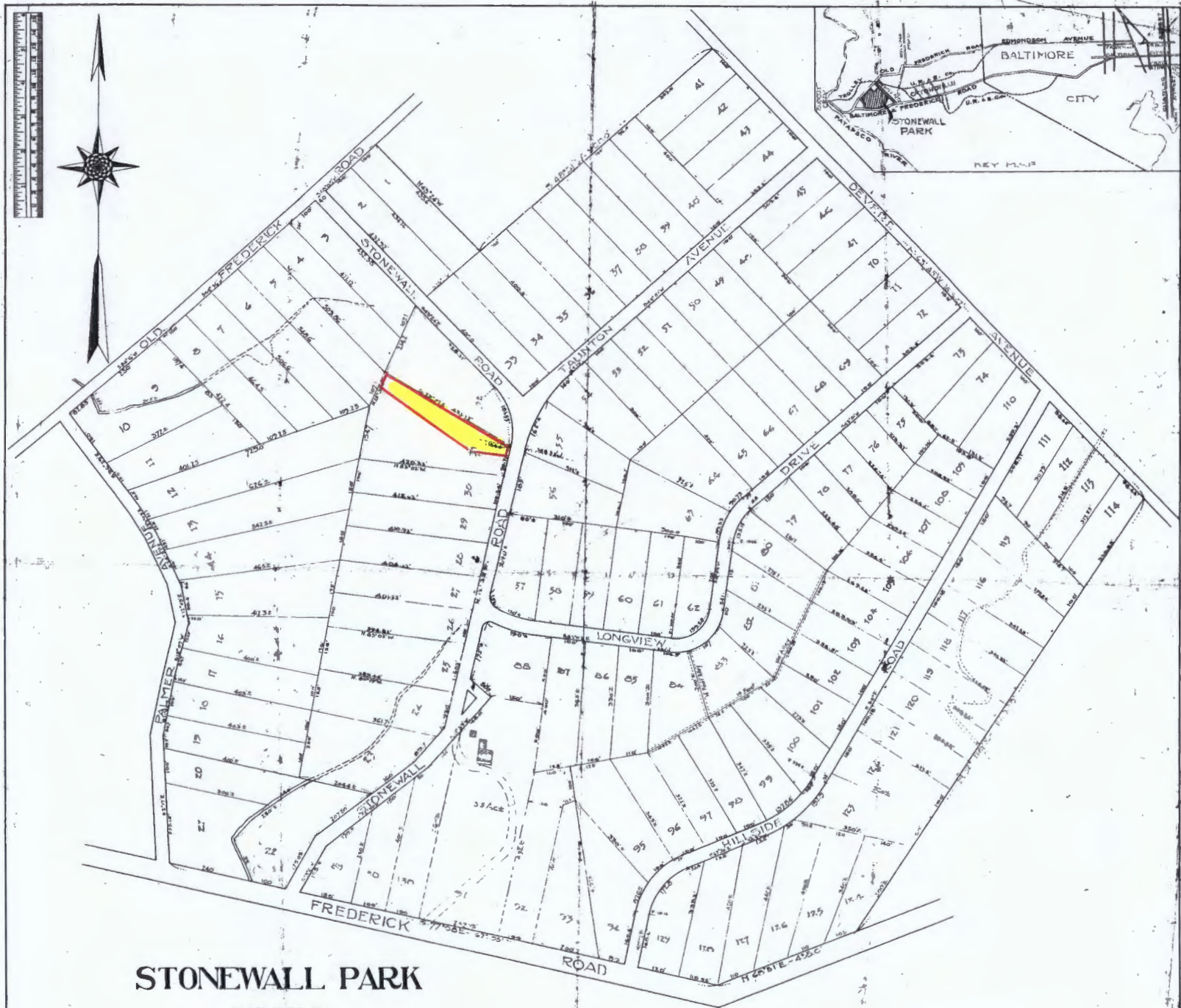
J.O. 3-2178 REVISED AS PER RECORDED PRINT AUGUST 17, 1961 BY H.G.K.
2,106' PIPE USED

CUTS BASED ON E. ROAD			
Sta.	Est. Gr.	Ex. Gr.	Cut
22+00	413.9	414.8	5.7
23+00	419.8	420.5	5.5
24+00	426.0	425.7	4.8
25+00	431.2	430.1	4.8
25+22	431.8	431.6	4.8

Petitioners
* 4

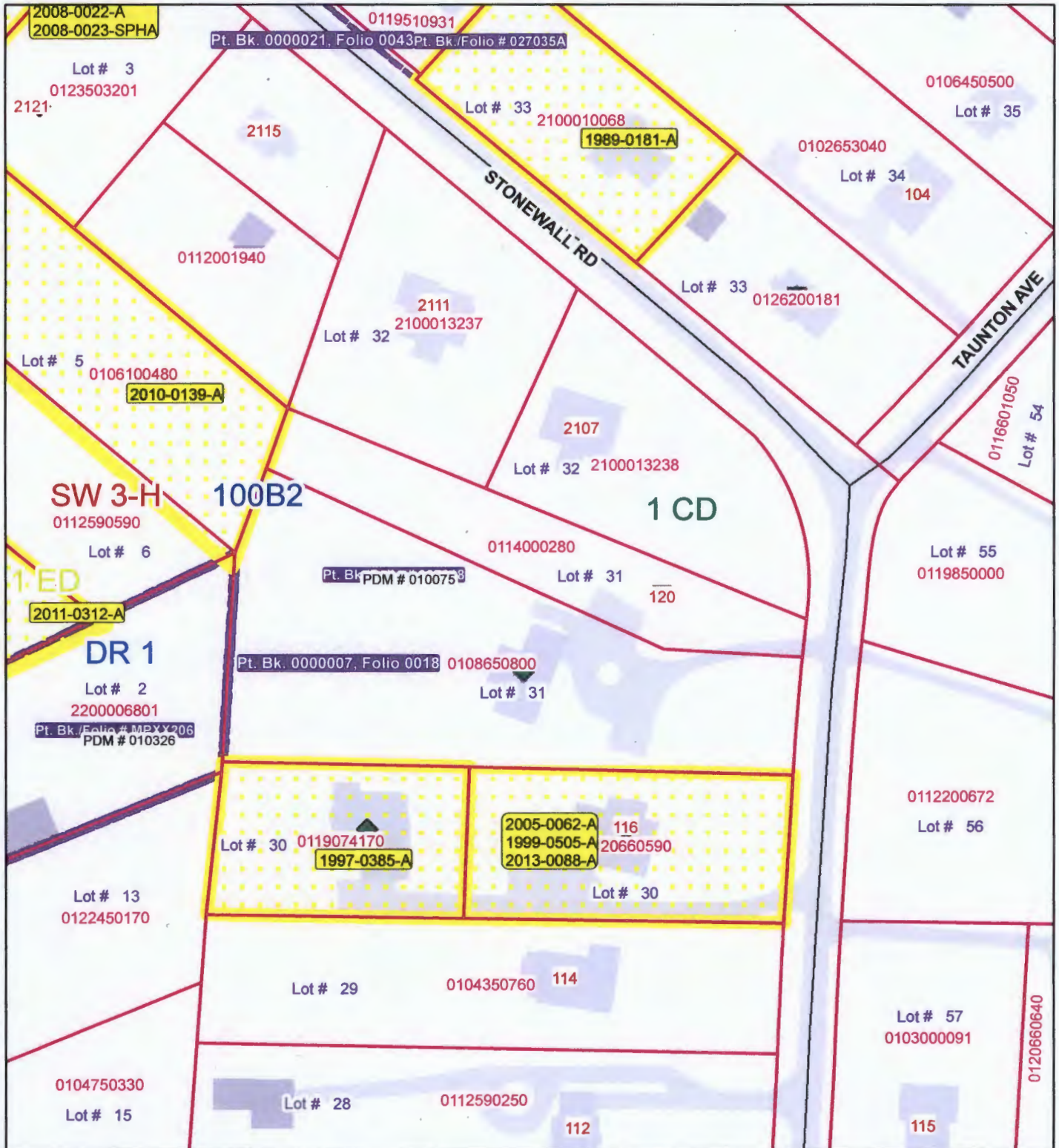
13141

752-5



Item #0216

120 Stonewall Road



Publication Date: 4/21/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

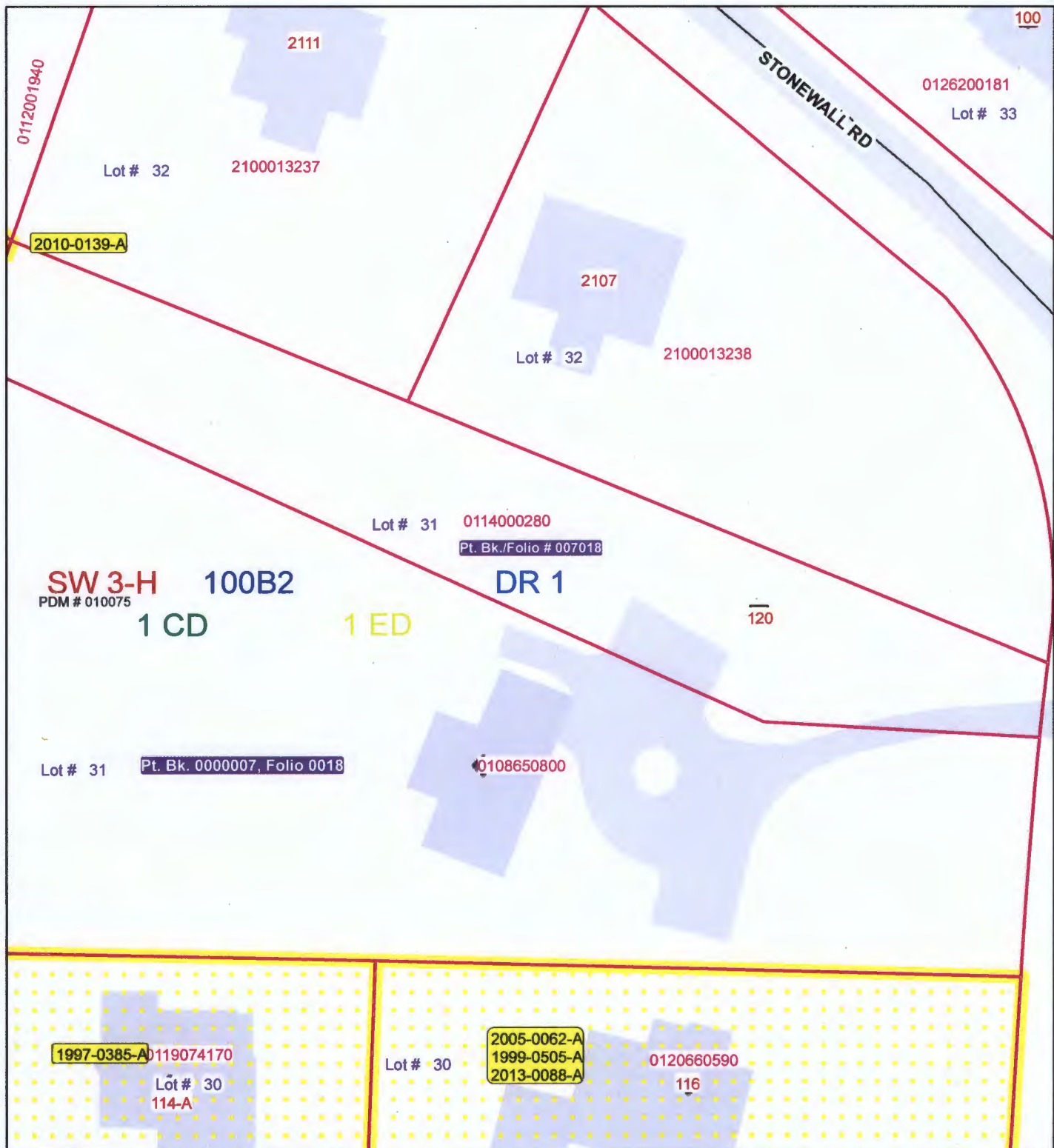


0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0216

120 Stonewall Road



Publication Date: 4/17/2014



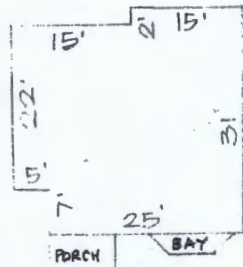
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0216



HOUSE DETAIL
SCALE 1" = 20'

NOTES:
PROP. DWELLING TO
REPLACE EX DWLG.
FOOTPRINT. EX DWLG.
IS CONNECTED TO
PUBLIC WATER AND
SEWER

NOTES:

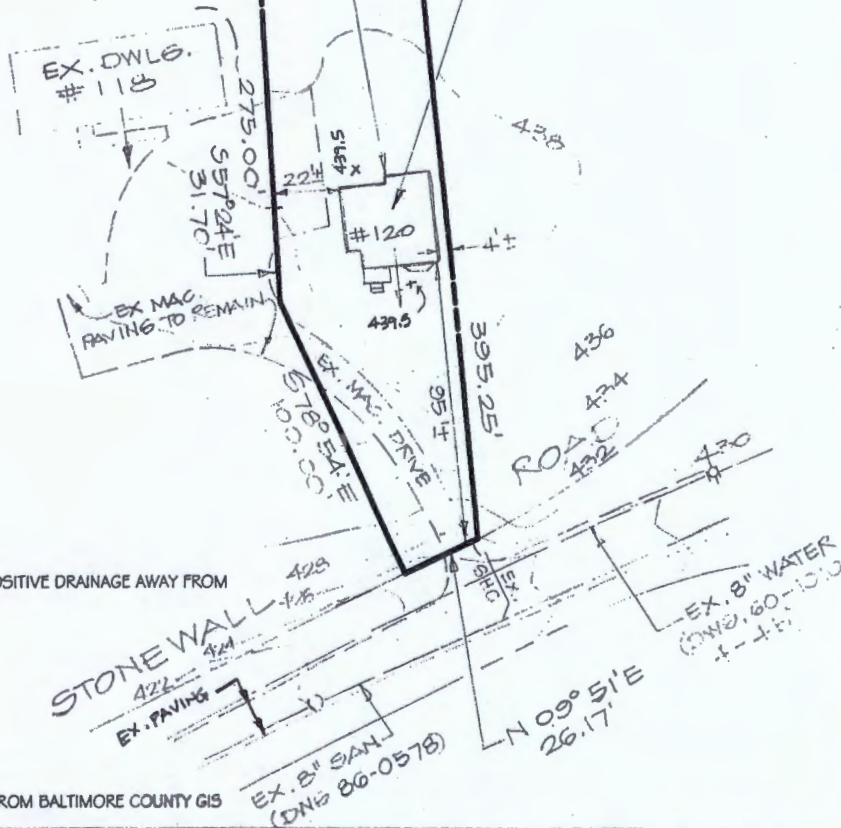
CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM
FOUNDATION AT ALL TIMES.

DISTURBED AREA =

PROPOSED ELEVATIONS:

FIRST FLOOR = 442.0
CELLAR FLOOR = 433.0
GARAGE FLOOR = N/A

TOPOGRAPHY SHOWN IS TAKEN FROM BALTIMORE COUNTY GIS
DATA.



SITE PLAN #120 STONEWALL ROAD

DEED REFERENCE: 10930/349
P/O LOT 31, STONEWALL PARK, PLAT 7/18
1ST ELECTION DISTRICT BALTIMORE COUNTY, MD

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Natural Resources Planning
Natural Resource Planning - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

SCALE:
1" = 50'

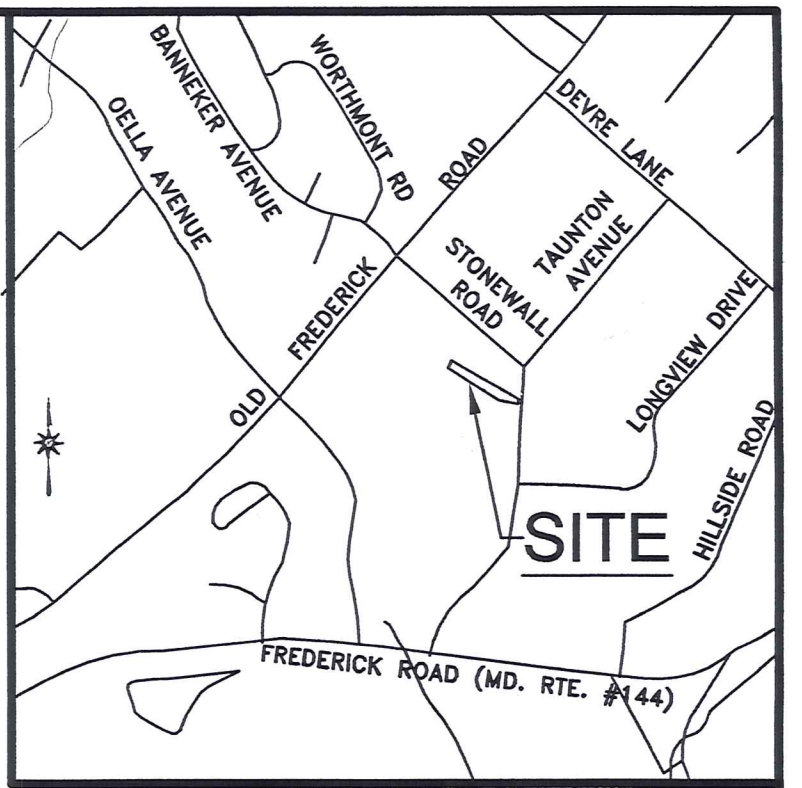
DATE:
06-26-2007

REVISION:

JOB No.:
07-128

DRAWN BY:
W.D.G.

CHECKED BY:
J.K.



LOCATION MAP

SCALE: 1" = 1000'



GENERAL NOTES:

- OWNER: ALGIRDAS M. VELIUONA, 8012 FOREST OAKS ROAD, OWINGS MILLS, MARYLAND 21117-4850
- SITE AREA: GROSS: 19,976 SF or 0.46 Ac.±; NET: 19,499 SF or 0.45 Ac.±
- USES: EXISTING: VACANT (1 STORY SINGLE FAMILY DWELLING RAZED IN 2007); PROPOSED: 2 STORY SINGLE FAMILY DWELLING.
- UTILITIES: PUBLIC WATER & SEWER
- DEED REF: 10930/349
- TAX ACCOUNT: #0114000280
- COUNCILMANIC DISTRICT: 1st
- ZONING: DR 1 (PER 200 SCALE GIS TILE #100B2)
- TAX MAP #100, GRID #10, PARCEL #648, PART OF LOT #31.
- PLAT REFERENCE: 7-18 "STONEWALL PARK"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100370 F PANEL 370 OF 580 DATED SEPT. 26, 2008. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES ON FILE.
- NO PREVIOUS PERMITS ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- WATERSHED: PATAPSCO RIVER
- SETBACKS:

TYPE:	REQUIRED	PROVIDED
FRONT FROM:	50'	95'±
R.O.W.		
SIDE FROM:		
BOUNDARY	20' (IND.) 50' (SUM)	4'± (IND.) 25'± (SUM)
REAR FROM:		
BOUNDARY	50'	271'±
- MINIMUM NET LOT AREA: REQUIRED 40,000 SF; PROVIDED 19,499 SF
- MINIMUM LOT WIDTH: REQUIRED 150'; PROVIDED 57'±

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR THE

VELIUONA RESIDENCE
120 STONEWALL ROAD
BALTIMORE, MARYLAND 21228

1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	04-11-14	13141	1 OF 1

Petitioners No. 1

#2014-0216-SPHA
R.J.