

PETITION FOR SPECIAL HEARING 83-13-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ the existing trailer as non-conforming use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

OWNER/OWNER(S) TENANT:
Margaret Porter
(Type or Print Name)
Margaret Porter
Signature
5 Porters Lane, P. O. Box 4991
Address
Baltimore, Maryland 21220
City and State

Legal Owner(s):
Louisa McNeal
(Type or Print Name)
Louisa McNeal
Signature
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21237
City and State
Name
Address
Phone No.

Attorney for Petitioner:
Gerard V. Caldwell, Jr.
(Type or Print Name)
Gerard V. Caldwell, Jr.
Signature
708 Belair Road
Address
Baltimore, Maryland 21236
City and State
Attorney's Telephone No.: 668-7762

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of May, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of July, 1982, at 9:30 o'clock A.M.

*9:30 A.M.
Tuesday July 20/1982*

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
Beginning 111' NE of Windlass Dr.,
389' N of Martin Blvd., 15th
District : OF BALTIMORE COUNTY

LOUISA McNEAL, Petitioner : Case No. 83-13-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

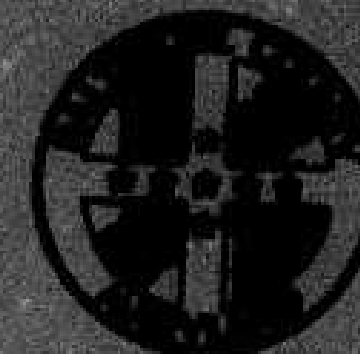
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of June, 1982, a copy of the foregoing Order was mailed to Gerard V. Caldwell, Jr., Esquire, 7701 Belair Road, Baltimore, Maryland 21236; and Margaret Porter, 5 Porters Lane, P. O. Box 4991, Baltimore, Maryland 21220, Tenant.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

Chairman
Nicholas S. Commodari

RE: Item No. 212 - Case No. 83-13-SPH
Petitioner - Louisa McNeal
Special Hearing Petition

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Caldwell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to prove that the existence of the trailer located on this site is a legal nonconforming use, this hearing is required.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses. If additional information is required, you may contact Mr. Rob Powell at 494-2762 and Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas S. Commodari
NICHOLAS S. COMMODARI, Chairman
Zoning Plans Advisory Committee

Enclosures
cc: Frank S. Lee
1277 Neighbors Ave
Baltimore, Md. 21237

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 19, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #212 (1981-1982)
Property Owner: Louisa McNeal
111.33' from W/S Windlass Dr. 223.33' N. of Martin Blvd.
Acres: 2 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Indicated Middleway Road and Jackson Avenue, if improved in the future as public roads, will be as 30-foot closed section roadways on 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

A public 8-inch water main is in Windlass Drive, and there is 12-inch public sanitary sewerage paralleling the northwary side of Martin Boulevard, approximately 400 feet southerly of this property.

This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line.

Item #212 (1981-1982)
Property Owner: Louisa McNeal
Page 2
May 19, 1982

Water and Sanitary Sewer: (Cont'd)

Baltimore County Water and Sewerage Plans W and S-17B, as amended, indicate "Existing Service" in the area.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Robert K. Morton
ROBERT K. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
William Munchel

I-NE Ke/Sheet
14 & 15 NE 31 & 32 Pos. Sheets
NE 4 H Topo
90 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

July 7, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #212, Zoning Advisory Committee Meeting, April 27, 1982, are as follows:

Property Owner: Louisa McNeal
Location: 111.33' from W/S Windlass Drive 223.33' N. of Martin Blvd
Acres: 2
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Since the petition is to approve a non-conforming use, there are no site planning factors requiring comment at this time.

Very truly yours,

John Wimbley
John Wimbley
Planner III
Current Planning & Development

JLW:rh

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC Meeting of 4/27/82

Dear Mr. Hammond:

This office has no comments for items 210 through 216.

212

Sincerely,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/GMJ/r1j

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioners herein, Louisa McNeal as owner and Margaret Porter as tenant, seek approval of a nonconforming use for an existing trailer on the subject property, as shown on the site plan prepared by Frank S. Lee, revised June 10, 1982, and marked Petitioners' Exhibit 2.
2. Mrs. Porter testified that her aunt, Victoria Matthews, originally owned the subject site but lost it because she failed to pay the real property taxes for 1933. Mrs. McNeal testified that she purchased the subject property at a tax sale on June 1, 1936 and secured a deed therefor on July 8, 1938 from Thomas C. Hunter, Treasurer of Baltimore County and Collector of State and County Taxes, as recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1457, folio 223 (Petitioners' Exhibit 1).
3. Both of the petitioners testified that shortly thereafter, either 1939 or 1940, Mrs. McNeal's husband purchased a trailer, placed it on the property, and allowed Mrs. Porter to reside in it with her three children for as long as she desired without payment of rent. She has done so continuously and without interruption to the present.
4. James McNeal, Mrs. McNeal's son, testified that he is 41 years of age and remembers visiting Mrs. Porter at the trailer when he was a small child.
5. The 2-acre site is not served by either Metropolitan District water or sewer. Mrs. Porter acquires her water off site and brings it to the property and uses a privy.
6. No one appeared in opposition to the public hearing.
7. The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of July, 1982, that a nonconforming use for a trailer, as shown on Petitioners' Exhibit 2, has existed on the subject property prior to the adoption of the Baltimore County Zoning Regulations and, as such, is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
2. Damage by fire or other casualty, of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use.
3. At such time as Margaret Porter no longer resides in the trailer, the trailer and privy shall be removed from the site and the nonconforming use shall be terminated.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 17, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 212, Zoning Advisory Committee Meeting of April 27, 1982, are as follows:

Property Owner: Louisa McNeal
Location: 111.33' from W/S Windlass Drive 223.33' N. of Martin Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an existing trailer as a non-conforming use
Acres: 2
District: 15th

Neither metropolitan water or sewer are available to serve the property. Soil percolation tests have been conducted, and the results indicate unfavorable soil conditions which would inhibit the proper functioning of any subsurface sewage disposal system that could be installed.

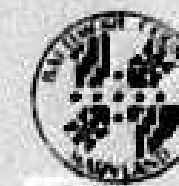
The sanitary facilities for the existing trailer is a privy which is in good physical condition. All waste generated by the occupants of the trailer is being discarded into the privy.

The occupants are obtaining a supply of potable water from offsite sources, usually from fire hydrants connected to the metropolitan water system that are available for public use.

Very truly yours,

Ian Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137iru



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

June 14, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Camodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louisa McNeal

Location: 111.33' from W/S Windlass Drive 223.33' N. of Martin Blvd.

Item No.: 212

Zoning Agenda: Meeting of April 27, 1982

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

JK/mb/cm
8-13-SPH
7/20



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

May 20, 1982

TED ZALESKI, JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 212 Zoning Advisory Committee Meeting April 27, 1982.

Property Owner: Louisa McNeal
Location: 111.33' from W/S Windlass Drive 223.33' N. of Martin Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an existing trailer as a non-conforming use.

Acres: 2
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A firewall is required if construction is on the lot line. See Table 1401, line 2, Section 1407 and Table 1402.

X F. Requested variance conflicts with the Baltimore County Building Code, Section 623.0.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments: Mobile units are controlled by Section 623.0 and must not be classified as a structure. To remain classified as a mobile home, a mobile home permit is required. Contact Mr. Joseph Nolan for additional information.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burdum, Chief
Plans Review

CRS:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 8-13-SPH
Louise McNeal

Date: July 6, 1982

In view of the subject of this hearing, this office offers no comment.

NEG:JGH:slc

cc: Arlene January
Shirley Hess

[Signature]
Norman E. Gerber
Director of Planning and Zoning

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

March 16, 1982

South side of Jackson Avenue west of Windlass Drive
15th District Baltimore County, Maryland

Beginning for the same at a point at the distance of North 3 degrees 51 minutes 09 seconds East 111.33 feet from the P.O. on the west side of Windlass Drive with coordinate values of N13625.05 and S 46656.40 (said P.O. being at the distance of 389 ft. measured northerly along the west side of Windlass Drive from the north side of Martin Blvd.) (said P.O. also shown on Plat Two, Section One, Windsor House and recorded among the land records of Baltimore County in Plat Book 34 folio 4) and thence running North 10 degrees 45 minutes 15 seconds West 308.40 feet to the center of a 20 foot road (Jackson Avenue) thence thence on the center of said road South 88 degrees 47 minutes 21 seconds West 256 feet more or less, thence running for two lines of division as follows: South 1 degree 15 minutes 34 seconds East 304 feet more or less and North 88 degrees 32 minutes 53 seconds East 301.50 feet more or less to the place of beginning.

Containing 2 acres of land more or less.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 27, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 27, 1982

RE: Item No: 210, 211, 212, 213, 214, 215, 216, 17
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petovich, Assistant
Department of Planning

WMP/bp

PETITION FOR SPECIAL HEARING

15th Election District

ZONING: Petition for Special Hearing
LOCATION: Beginning 111 ft. Northeast of Windlass Drive, 389 ft. North of Martin Boulevard
DATE & TIME: Tuesday, July 20, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the existing trailer as a nonconforming use

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Louisa McNeal as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 20, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 16, 1982

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

Re: Petition for Special Hearing
Beginning 111' NE of Windlass Dr., 389' N
of Martin Blvd.
Louisa McNeal - Petitioner
Case #83-13-SPH Item #212

Dear Mr. Caldwell:

This is to advise you that \$68.59 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

NOTICE OF HEARING

Re: Petition for Special Hearing
Beginning 111' NE of Windlass Dr., 389' N of Martin Blvd.
Louisa McNeal - Petitioner
Case #83-13-SPH

TIME: 9:30 A.M.

DATE: Tuesday, July 20, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Ms. Margaret Porter
5 Porters Lane
P. O. Box 4991
Baltimore, Maryland 21220

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 108918
DATE 7/20/82 ACCOUNT 01-662
AMOUNT \$68.59
RECEIVED FROM Gerard V. Caldwell, Jr., Esquire
FOR Advertising & Posting Case #83-13-SPH (Louisa McNeal)
6 029*****885918 8208A
VALIDATION OR SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

July 23, 1982

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

RE: Petition for Special Hearing
Beginning 111' NE of Windlass
Drive, 389' N of Martin Boule-
vard - 15th Election District
Louisa McNeal - Petitioner
NO. 83-13-SPH (Item No. 212)

Dear Mr. Caldwell:

I have this date passed my Order in the above referenced matter in ac-
cordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ar!

Attachments

cc: John W. Hestian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 106856
DATE 7/23/82 ACCOUNT 01-662
AMOUNT 21.00
RECEIVED FROM Gerard V. Caldwell, Jr., Esquire
FOR Advertising & Posting Case #83-13-SPH (Louisa McNeal)
6 029*****885918 8208A
VALIDATION OR SIGNATURE OF CASHIER

Gerard V. Caldwell
Gerard V. Caldwell, Jr.

068-7742

Caldwell & Caldwell
ATTORNEYS AT LAW
7701 BELAIR ROAD
BALTIMORE MD 21236

May 4, 1982

Zoning Commissioner of Baltimore County
County Office building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

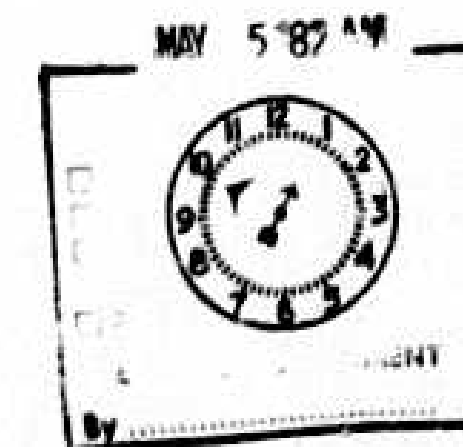
Presently, there is a case pending in your office
whereas Mrs. Margaret Porter is requesting a non-conform-
ing use for trailers located on 5 Porters Lane, Baltimore,
Maryland 21220.

By this letter I am requesting a hearing at the
earliest possible time, as there is also a criminal case
pending in the District Court for Baltimore County as a
result of this zoning matter.

Very truly yours,

Gerard V. Caldwell, Jr.

GVC,JR:trm



Liber 1457

223

Conveyed to the County Commissioners of Baltimore County
Recorded May 6 1946 at 9:40 A.M. and End per Robert J. Spittal Clerk
(Rec by emg) (End by W & G)

11008A) THIS DEED Made this 8th day of July in the year nineteen hundred and
THOMAS C HUNTER) thirty-eight by Thomas C Hunter Treasurer of Baltimore County and Col-
DEED TO) lector of State and County taxes for said County party of the first part
LOUISA MCNEAL) Grantor to Louisa McNeal of Baltimore County State of Maryland party
of the second part Grantee

WHEREAS heretofore the State and County taxes for the year 1933 on the lot(s) of ground
hereinafter described were due and unpaid and the said party of the first part after giving
the notice required by law and after having complied with all the other prerequisites
provided by law on July 1 1936 sold the hereinafter described property for non-payment
of the State and County taxes aforesaid and said party of the second part being the highest
bidder for said property at said sale became the purchaser thereof at and for the sum of
\$27.00 and

WHEREAS the said party of the first part reported the aforesaid sale to the Circuit Court
for Baltimore County in Equity and the said sale was after the notice required by law
finally ratified and confirmed by said Court as will appear by reference to the proceedings
held in the MATTER OF THE SALE OF THE PROPERTY ASSIGNED TO ARNOLD FORTIN IN THE
FIFTEENTH ELECTION DISTRICT MADE BY THOMAS C HUNTER TREASURER OF BALTIMORE COUNTY AND
COLLECTOR OF STATE AND COUNTY TAXES FOR SAID COUNTY FOR THE NON-PAYMENT OF TAXES FOR THE
YEAR 1933 AND PRIOR YEARS Equity Docket No 38 folio 193 and

WHEREAS the said property was not redeemed within the time required by law and the pur-
chase price aforesaid has been fully paid as is hereby acknowledged the said party of the
first part is by law duly authorized to execute a deed for the said property to the said
purchaser

NOW THEREFORE THIS DEED WITNESSETH that in consideration of the premises and the sum of
One Dollar the receipt whereof is hereby acknowledged the said Thomas C Hunter Treasurer
and Collector as aforesaid by virtue and in pursuance of the power and authority in him
vested does grant and convey unto the said Louisa McNeal her heirs and assigns in fee
simple all that lot(s) or parcel(s) of ground situate lying and being in the 15th District
of Baltimore County State of Maryland and described as follows

Two acres on a 20-foot tract one-quarter mile west of Middle River Road
Also the same lot(s) or parcel(s) of ground mentioned and described in said Equity
Docket No 38 folio 193 assessed/Armed Porter for 1933 Fifteenth District
TOGETHER with the buildings and improvements thereupon erected made or being and all and
every the rights ways appurtenant thereto and advantages to the same
belonging or in anywise appertaining

TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby in-
tended to be conveyed together with the right's privileges appurtenances and advantages
thereto belonging or appertaining unto and to the proper use and benefit of the said Louisa
McNeal her heirs and assigns in fee simple

WITNESS the hand and seal of said Grantor

Test
Thos C Hunter (REAL)
Jennette H Marshall
Treasurer of Baltimore County and Collector
of State and County Taxes for said County

STATE OF MARYLAND BALTIMORE COUNTY TO WIT
I HEREBY CERTIFY that on this 8th day of July in the year nineteen hundred and thirty-
eight before me the subscriber a Notary Public of the State of Maryland in and for Bal-
timore County aforesaid personally appeared Thomas C Hunter Treasurer of Baltimore County
and Collector of State and County taxes for said County and he acknowledged the foregoing
deed to be his act

WITNESS my hand and Notarial Seal
(NOTARIAL SEAL)
Jennette H Marshall
Notary Public

Recorded May 6 1946 at 9:40 A.M. and End per Robert J. Spittal Clerk
(Rec by emg) (End by W & G)

11008A) THIS DEED Made this 8th day of July in the year nineteen hundred and
THOMAS C HUNTER) thirty-eight by Thomas C Hunter Treasurer of Baltimore County and Col-
DEED TO) lector of State and County taxes for said County party of the first
LOUISA MCNEAL) Grantor to Louisa McNeal of Baltimore County State of Maryland party
of the second part Grantee

WHEREAS heretofore the State and County taxes for the year 1933 on the lot(s) of ground
hereinafter described were due and unpaid and the said party of the first part after giv-
ing the notice required by law and after having complied with all the other prerequisites
provided by law on July 1 1936 sold the hereinafter described property for non-payment
of the State and County taxes aforesaid and the said party of the second part being the highest
bidder for said property at said sale became the purchaser thereof at and for
the sum of \$26.00 and

WHEREAS the said party of the first part reported the aforesaid sale to the Circuit
Court for Baltimore County in Equity and the said sale was after the notice required by
law finally ratified and confirmed by said Court as will appear by reference to the pro-
ceedings entitled in the MATTER OF THE SALE OF THE PROPERTY ASSIGNED TO WILLIAM ARNOLD IN THE
FIFTEENTH ELECTION DISTRICT MADE BY THOMAS C HUNTER TREASURER OF BALTIMORE COUNTY AND
COLLECTOR OF STATE AND COUNTY TAXES FOR SAID COUNTY FOR THE NON-PAYMENT OF TAXES FOR THE
YEAR 1933 AND PRIOR YEARS Equity Docket No 38 folio 185 and

WHEREAS the property was not redeemed within the time required by law and the pur-
chase price aforesaid has been fully paid as is hereby acknowledged the said party of the
first part is by law duly authorized to execute a deed for the said property to the said
purchaser

NOW THEREFORE THIS DEED WITNESSETH that in consideration of the premises and the sum
of One Dollar the receipt whereof is hereby acknowledged the said Thomas C Hunter Treas-
urer and Collector as aforesaid by virtue and in pursuance of the power and authority in
him vested does grant and convey unto the said Louisa McNeal her heirs and assigns in

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Md. 21236

Frank S. Lee
1677 Kightmore Ave
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day
of May, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Louisa McNeal

Petitioner's Attorney Gerard V. Caldwell, Jr., Esquire Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 7/5/82
Posted for Notice for Special Hearing
Petitioner Louisa McNeal
Location of property 111' N.E. of Windlass Dr.,
389' N. of Martin Blvd.
Location of Signs at front of property facing both ways;
London facing westbound & Jackson & Windlass
Remarks _____
Posted by Alan J. Hestian Date of return 7/9/82
Number of Signs 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., July, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on one time
before the 20th day of July, 1982, the first publication
appearing on the 1st day of July, 1982.

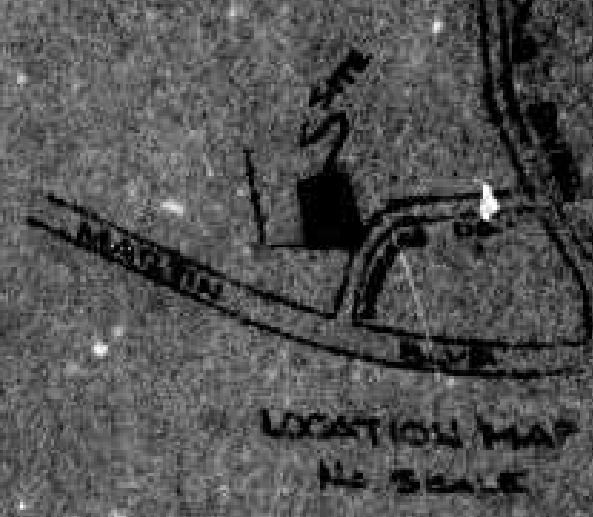
THE JEFFERSONIAN

L. Frank Smith
Manager.

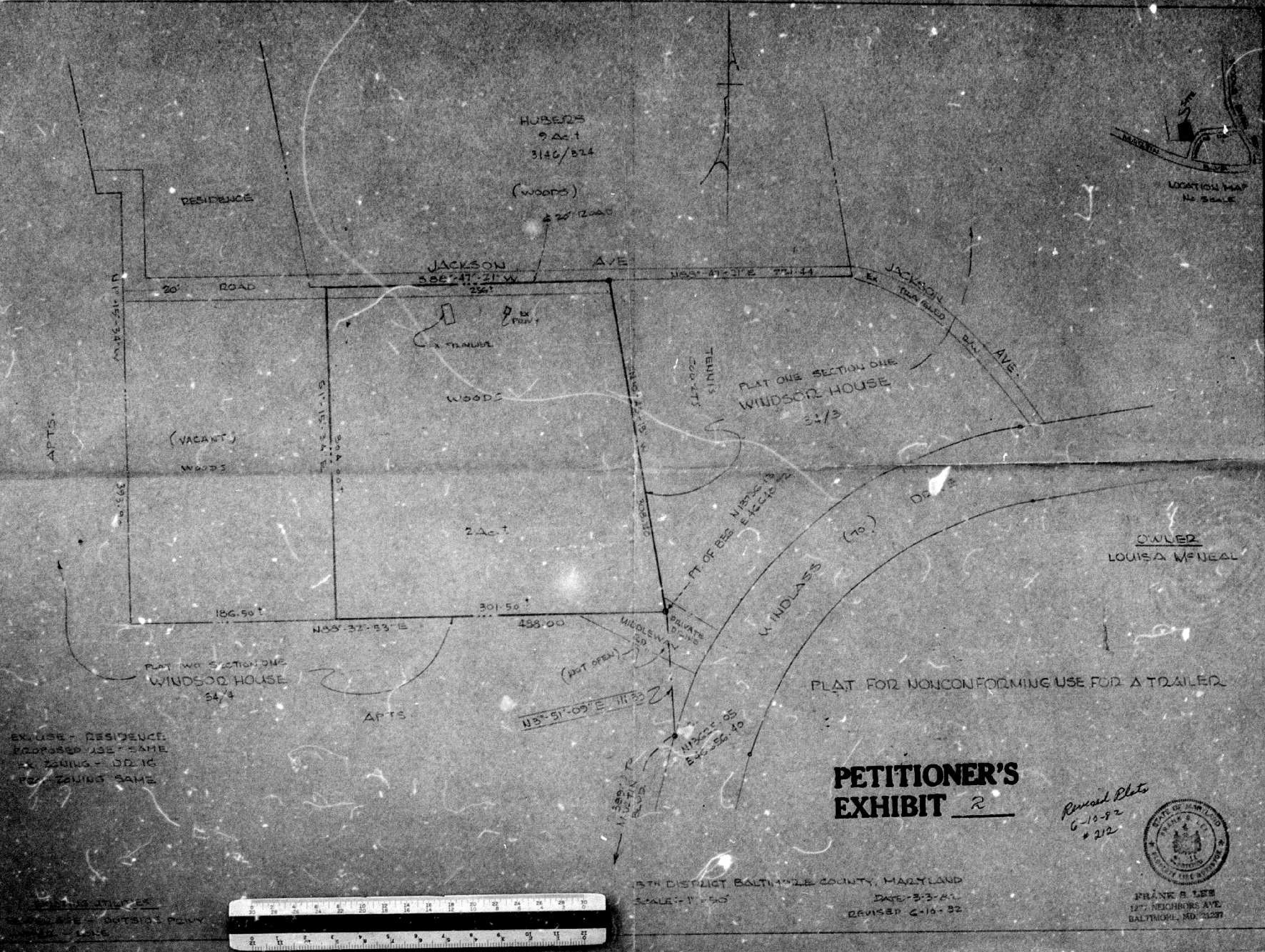
Cost of Advertisement, \$ _____

By Order of
William E. Smith
Licensing Commissioner
Of Baltimore County

FRANK S. LER
1271 HENRIE AVE.
BALTIMORE, MD. 21201



LOCATION MAP
No SCALE



EX. USE - RESIDENCE
PROPOSED USE - SAME
ZONING - DD 16
PRO. ZONING SAME

OWNER
LOUISA McNEAL

PETITIONER'S EXHIBIT 2

Revised Plats
6-10-82
212



FRANK B. LEE
127 NEIGHBORS AVE
BALTIMORE, MD 21207

5TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE - 1" = 50'
DATE - 3-3-82
REVISED 6-10-82