

PETITION FOR SPECIAL HEARING

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 5007 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a non-conforming use the property known as No. 15 Lavern Avenue, Lansdowne, Maryland, 21227, as a two-apartment dwelling in a D.R. 5.5 zone.

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

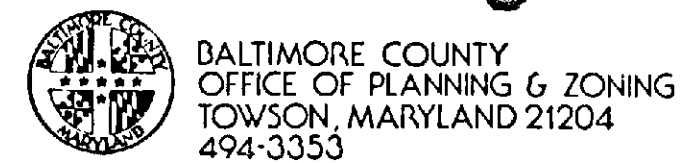
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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.

Contract Purchaser: Legal Owner(s): Paul R. Reinke, Jr. (Type or Print Name) Signature: [Signature] Address: 2201 Hammonds Ferry Road Baltimore, Maryland 21227 City and State: Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st day of July, 1985, 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 3rd day of September, 1985, at 1:30 o'clock P.M.

[Signature] Zoning Commissioner of Baltimore County.



ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 4, 1985

Charles E. Kountz, Esquire 2201 Hammonds Ferry Road Baltimore, Maryland 21227

RE: PETITION FOR SPECIAL HEARING S/S Lavern Avenue, 96' W of Baltimore Avenue, (15 Lavern Avenue) - 13th Election Dist. Paul R. Reinke, Jr., et ux, Petitioners Case No. 86-94-SPH

Dear Mr. Kountz:

I have this date passed my Order in the above captioned matter in accordance with the attached.

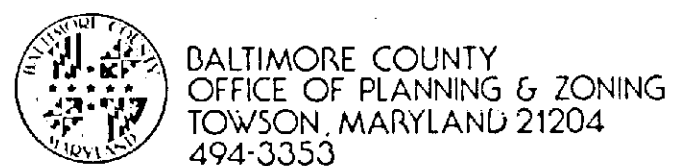
Very truly yours, Jean M. H. Jung Deputy Zoning Commissioner

JMH:jbg Attachments: cc: People's Counsel

86-94-SPH

86-94-SPH

ORDER RECEIVED FOR FILING DATE September 4, 1985 BY [Signature]



ARNOLD JABLON ZONING COMMISSIONER August 29, 1985

Charles E. Kountz, Esquire 2201 Hammonds Ferry Road Baltimore, Maryland 21227

RE: Petition for Special Hearing S/S Lavern Ave., 96 ft. W/Baltimore Avenue (15 Lavern Avenue) 13th Election District Paul R. Reinke, Jr., et ux, Petitioners Case No. 86-94-SPH

Dear Mr. Kountz:

This is to advise you that \$45.15 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21286.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 012514 DATE 9-11-85 ACCOUNT 01-615-000 AMOUNT \$45.15 RECEIVED FROM Paul R. Reinke, Jr. - Kountz Corp FOR [Signature] Baltimore County Zoning Office 86-94-SPH

RE: PETITION FOR SPECIAL HEARING S/S Lavern Avenue, 96' W of Baltimore Avenue, (15 Lavern Avenue) - 13th Election District Paul R. Reinke, Jr., et ux, Petitioners BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-94-SPH

The Petitioners herein request a special hearing to determine that the use of the property as a two-apartment dwelling in a D.R. 5.5 Zone is non-conforming.

Testimony by and on behalf of the Petitioners indicated that the two-story building has been utilized for two apartments continuously and uninterrupted since prior to the applicable Baltimore County Zoning Regulations (BCZR). A nearby resident, one and one-half blocks, has had personal knowledge of the building and its use since about 1940. The present owner has lived in the area since 1952, was personal friends with the former long-term owners and has personal knowledge of the building use for many years prior to and subsequent to his purchase four years ago. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the Petition for Special Hearing would be in strict harmony with the spirit and intent of the BCZR and would not be detrimental to the health, safety and general welfare of the community, and, therefore, should be granted.

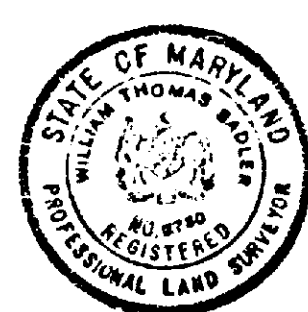
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of September, 1985, that the non-conforming use of the property as a two-apartment dwelling in a D.R. 5.5 Zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

Very truly yours, Jean M. H. Jung Deputy Zoning Commissioner of Baltimore County



DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING 15 LAVERN AVENUE, 13TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND DATE: JULY 6, 1985

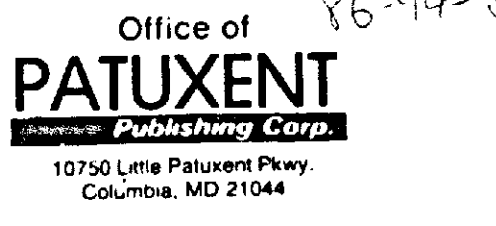
beginning for the same on the south side of Lavern Avenue, 50 feet wide, at the distance of 96 feet westerly from the west side of Baltimore Avenue, 50 feet wide, and running thence westerly for a distance of 80 feet with an even depth southerly of 100 feet. Being Lots 18, 19, 20, 21 and 22, Block 2, as shown on the Plat of Joshua, recorded among the Land Records of Baltimore County in Flat Book J.W.S. 1, folio 144. Being known as 15 Lavern Avenue.



[Signature] William T. Sadler, P.L.S. '730

ORDER RECEIVED FOR FILING DATE September 4, 1985 BY [Signature]

PETITION FOR SPECIAL HEARING LOCATION: S/S Lavern Avenue, 96' W of Baltimore Avenue, (15 Lavern Avenue) - 13th Election District. DATE AND TIME: Tuesday, August 29, 1985, at 1:30 P.M. PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.



August 15 19 85

THIS IS TO CERTIFY, that the annexed advertisement of PETITION SPECIAL HEARING 67843

was inserted in the following: [] Catonsville Times [X] Arbutus Times weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 17 day of August 19 85, that is to say, the same was inserted in the issues of August 15, 1985

PATUXENT PUBLISHING CORP. By [Signature]

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, IN EQUITY Plaintiff vs. Defendant

CERTIFICATE OF PUBLICATION OF

Charles E. Kountz, Esquire 2201 Hammonds Ferry Road Baltimore, Maryland 21227 August 2, 1985

NOTICE OF HEARING

RE: Petition for Special Hearing S/S Lavern Ave., 96 ft. W/Baltimore Avenue (15 Lavern Avenue) 13th Election District Paul R. Reinke, Jr., et ux, Petitioners Case No. 86-94-SPH

TIME: 1:30 p.m. DATE: Tuesday, September 3, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 007304

CASH RECEIPT FORM with fields for DATE, ACCOUNT, AMOUNT, RECEIVED FROM, and SIGNATURE.

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Benjamin F. Potter
19 Laverne Ave
Lansdowne, Md 21227
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since May 1928 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since May 1928 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared BENJAMIN F. POTTER the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

EXHIBIT 2

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Doris Arnold
30 Third Ave
Baltimore, Md 21207
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since 1942 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since 1942 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge. front apartment in 1942

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared DORIS ARNOLD the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

William E. Weeden
93 Ward Ave
Baltimore, Md 21207
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since March 1954 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since March 1954 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared WILLIAM E. WEEDEN the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

George A. Johnson
157 W. Jefferson Ave
Baltimore, Md 21207
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since June 1940 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since June 1940 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 9th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared GEORGE A. JOHNSON the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

BONNIE L. MASTERSON
1190 Monie Road
Odenton, MD 21113
Bonnie L. Masterson
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July 43 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July 43 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 9th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared BONNIE L. MASTERSON the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Barbara A. Stein
209 Hillendale Ave
Baltimore, Md 21227
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July 1943 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July 1943 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 11th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared BARBARA A. STEIN the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Paul R. Whitlock
302 Hillside Ave
GLEN BURKE, Md. 21061
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since November 1943 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since November 1943 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared PAUL R. WHITLOCK the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Carol Sue White
5 Laverne Avenue
Baltimore, Md 21227
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since Sept 1947 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since Sept 1947 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 9th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared CAROL SUE WHITE the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT
Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

JOSEPH DENNIS GRACE
2207 HAMMONDS FERRY RD.
BALTIMORE MD. 21227
Joseph Dennis Grace
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July, 1975 (month/year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July, 1975 (month/year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, this 10th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOSEPH DENNIS GRACE, the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay J. Huss
Notary Public
My Comm. Expires 7-1-86

AFFIDAVIT
Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

M.R. Rosmar
Lucille M. St. Louis
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July, 1975 (month/year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July, 1975 (month/year).


This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, this 8th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared M.R. ROSMAR, the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay J. Huss
Notary Public
My Comm. Expires 7-1-86


The Lansdowne Improvement Association

August 30, 1985
2517 Hammonds Ferry
Baltimore 21227, Md
Phone 347-2325

Baltimore County
Zoning Commission Office
Towson Office Building -
Towson 21284, Maryland

Dear Sir:

Please be advised, that the Zoning Committee of the Lansdowne Improvement Association, Incorporated, has taken the position that the property at 15 LAVERNE Avenue does not create a problem to the Association, if a ruling of non-conforming use is applied to the property. Moreover, if the owner of said property has assumed the adjacent property owners of his future plans, this Association would find them no fault with any issue relative to the property.

Respectfully yours,
Theresa Mary Priddy
and Zoning Champion
Sharon Kowj

cc: *Sepulveda*
cc: *File*

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 26, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-94-SPH, 86-96-SPH and 86-101-SPH

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGR:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 19, 1985

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21284

Charles E. Kountz, Esquire
2207 Hammonds Ferry Road
Baltimore, Maryland 21227

RE: Item No. 402 - Case No. 86-94-SPH
Petitioners - Paul R. Reinke, Jr., et ux
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. Kountz:

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.

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,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr
Enclosures
cc: W. T. Sadler
507 Main Street
Reisterstown, Maryland 21136

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P. E.
DIRECTOR

July 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #402 (1984-1985)
Property Owners Paul R. Reinke, Jr.
8/5 Laverne Ave. 96' W. Fr. Balto. Ave.
District 13th

Dear Mr. Jablon:

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.

General Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM: PO:blp
cc: File

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521

NORMAN E. GERBER
DIRECTOR

August 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Zoning Advisory Meeting of July 2, 1985
Item #402 PAUL R. REINKE, JR.
Property Owners
Location: 8/5 OF LAVERNE AVE., 96'
WEST OF BALTIMORE AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on _____.
- Landscaping: Must comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change are re-evaluated annually by the County Council.
- Additional comments: _____

cc: James Howell
Eugene A. Boker
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 400, 402, 403, 404, 406, 407, and 408 ZAC-Meeting of July 2, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 400, 402, 403, 404, 406, 407, and 408.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 19, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 402 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul R. Reinke, Jr., et ux
Location: S/S Lavern Avenue 96' W. from Baltimore Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.A. #117-1 - 1983) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table L01, Section 1507, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table L01 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use R-1 to Use R-2, or to Mixed Uses. See Section 312 of the Building Code.
A one hour tenant separation is required between tenants.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Each tenant shall have at least one independent approved exit.

These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Kounts
BY: C. E. Kounts, Chief
Building Plans Review

L/22/85

Case No. 86-94-SPH

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
31st day of July, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Paul R. Reinke, Jr., et ux Received by: *James E. Dyer*
Petitioner's Attorney Charles E. Kounts, Esquire Zoning Plans Advisory Committee

86-94-SPH
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 15, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 15, 1985

THE JEFFERSONIAN,

J. B. Ventonli
Publisher

Cost of Advertising
22.00

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: South side of Lavern Avenue, 96 ft. West of Baltimore Avenue (S Lavern Avenue)
DATE AND TIME: Tuesday, September 3, 1985 at 1:30 p.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 on the Petition for Special Hearing under Section 500.7 for a non-conforming use of the property known as No. 15 Lavern Avenue, Lansdowne, as a two-apartment dwelling in a D.R. 5.5 zone. Being the property of Paul R. Reinke, Jr., et ux as shown on the plat filed with the Zoning Office.

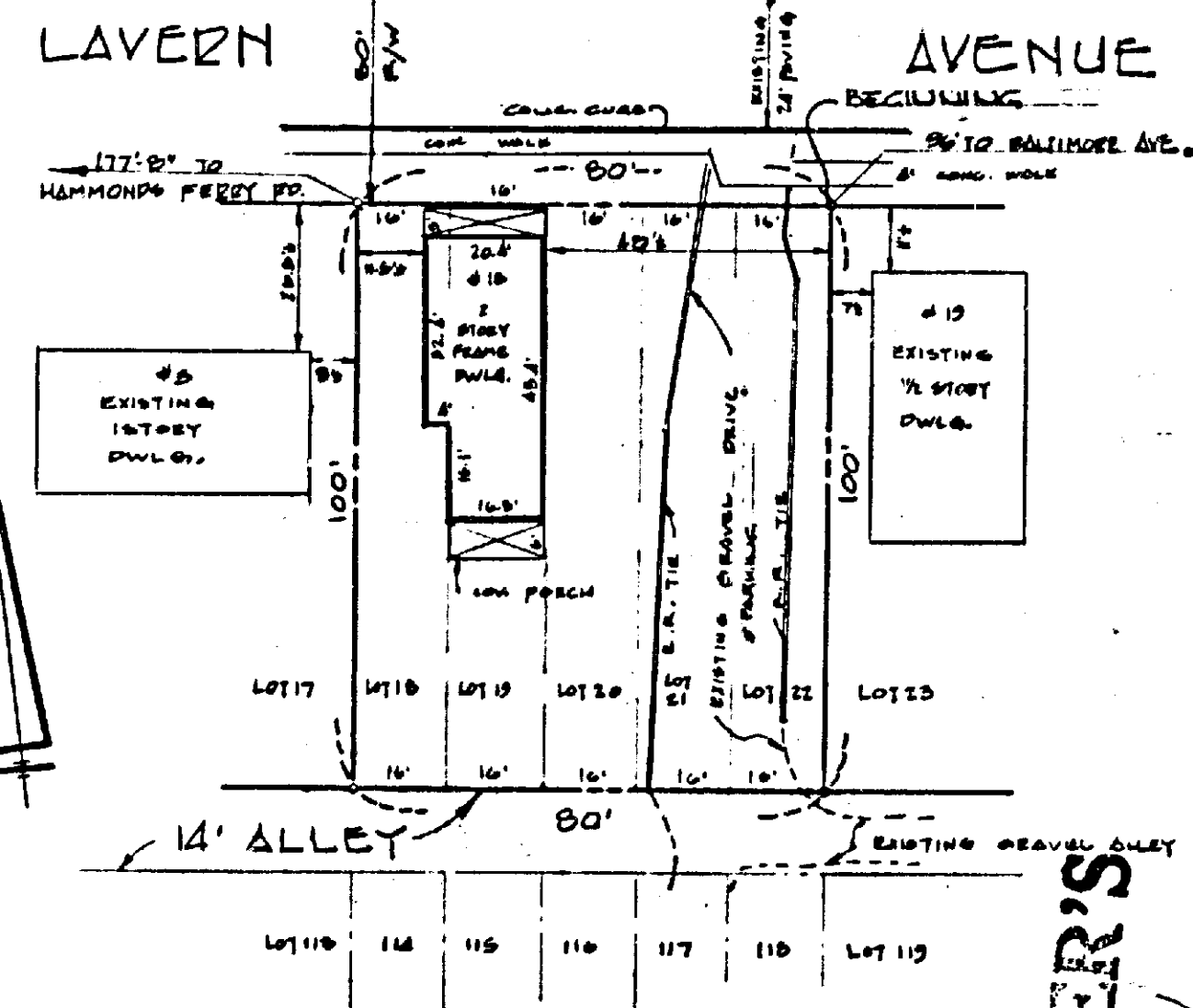
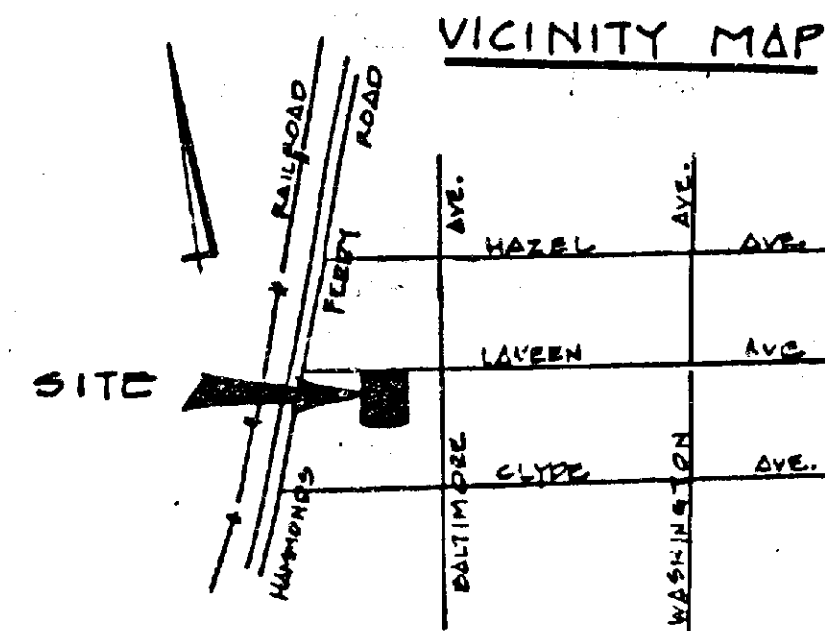
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Aug. 15, 1985

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-94-SPH

District 13th Date of Posting Aug. 15-85
Posted for: Special Hearing
Petitioner: Paul R. Reinke, Jr., et ux
Location of property: S/Side of Lavern Ave., 96' W of Baltimore Ave.
Location of Signs: On front of #15 Lavern Avenue
Remarks: _____
Posted by: *A. J. Prate* Date of return: August 16, 1985
Number of Signs: 1

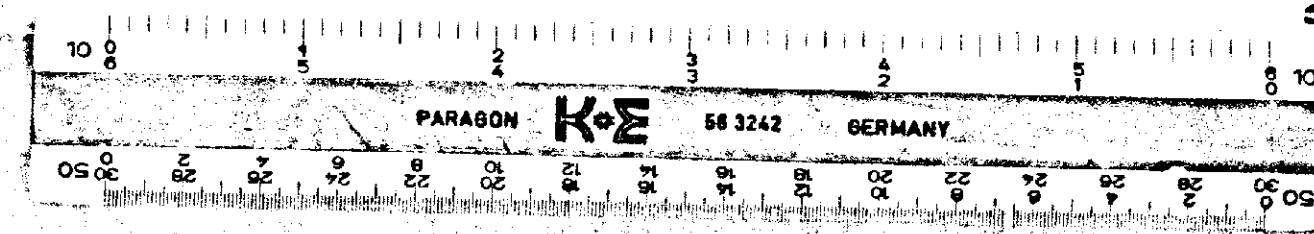


PLAT FOR
ZONING - SPECIAL HEARING
OF THE PROPERTY OF
MR. & MRS. PAUL R. REINKE, JR.
KNOWN AS
#15 LAVERN AVENUE
13th ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1"=20' DATE JUNE 7, 1985
EXISTING ZONING - D.R. 6.5
EXISTING UTILITIES IN LAVERN AVE.

BEING KNOWN & DESIGNATED AS LOTS 18, 19, 20, 21 & 22 BLOCK 2 AS SHOWN ON PLAT OF "JOSHUA" RECORDED IN BALTO. CO. IN PLAT BOOK 1/186.

PREPARED BY: W.T. SODLER - SURVEYOR
207 N. M. ST.
REHOBOTH, MD. 21866

PETITIONER'S EXHIBIT



PETITION FOR SPECIAL HEARING

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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a non-conforming use the property known as No. 15 Lavern Avenue, Lansdowne, Maryland, 21227, as a two apartment dwelling in a D.R. 5.5 zone.

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

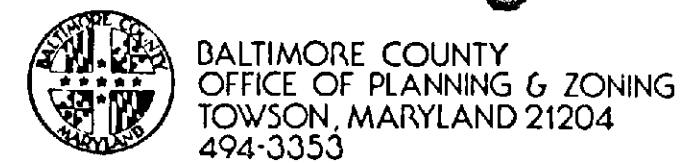
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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.

Contract Purchaser: Legal Owner(s): Paul R. Reinke, Jr. (Type or Print Name) Signature: [Signature] Address: 2201 Hammonds Ferry Road Baltimore, Maryland 21227 City and State: [Blank] Attorney for Petitioner: Charles E. Kountz (Type or Print Name) Signature: [Signature] Address: 2201 Hammonds Ferry Road Baltimore, Maryland 21227 City and State: [Blank] Attorney's Telephone No.: 242-0100

ORDERED By the Zoning Commissioner of Baltimore County, this 31st day of July, 1985, 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 3rd day of September, 1985, at 1:30 o'clock P.M.

[Signature] Zoning Commissioner of Baltimore County.



ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 4, 1985

Charles E. Kountz, Esquire 2201 Hammonds Ferry Road Baltimore, Maryland 21227

RE: PETITION FOR SPECIAL HEARING S/S Lavern Avenue, 96' W of Baltimore Avenue, (15 Lavern Avenue) - 13th Election Dist. Paul R. Reinke, Jr., et ux, Petitioners Case No. 86-94-SPH

Dear Mr. Kountz:

I have this date passed my Order in the above captioned matter in accordance with the attached.

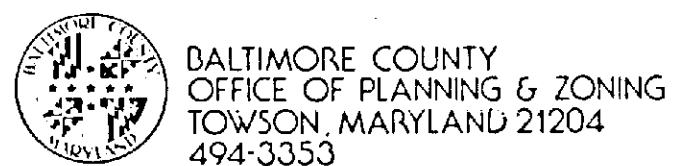
Very truly yours, Jean M. H. Jung Deputy Zoning Commissioner

JMH:jbg Attachments: cc: People's Counsel

86-94-SPH

COPIES 86-94-SPH

ORDER RECEIVED FOR FILING DATE September 4, 1985 BY [Signature]



ARNOLD JABLON ZONING COMMISSIONER August 29, 1985

Charles E. Kountz, Esquire 2201 Hammonds Ferry Road Baltimore, Maryland 21227

RE: Petition for Special Hearing S/S Lavern Ave., 96 ft. W/Baltimore Avenue (15 Lavern Avenue) 13th Election District Paul R. Reinke, Jr., et ux, Petitioners Case No. 86-94-SPH

Dear Mr. Kountz:

This is to advise you that \$45.15 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, MD 21286.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 012514 DATE 9-11-85 ACCOUNT 01-615-000 AMOUNT \$45.15 RECEIVED FROM Paul R. Reinke, Jr. - Kountz Corp FOR [Signature] Baltimore County Zoning Office 86-94-SPH

RE: PETITION FOR SPECIAL HEARING S/S Lavern Avenue, 96' W of Baltimore Avenue, (15 Lavern Avenue) - 13th Election District Paul R. Reinke, Jr., et ux, Petitioners BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-94-SPH

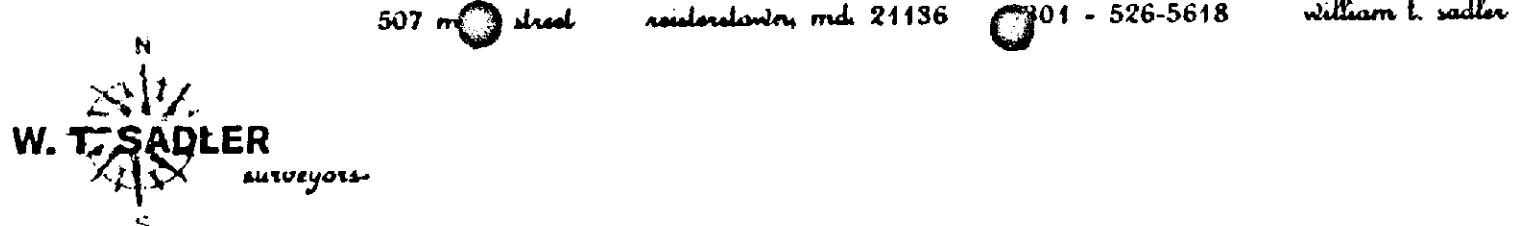
The Petitioners herein request a special hearing to determine that the use of the property as a two-apartment dwelling in a D.R. 5.5 Zone is non-conforming.

Testimony by and on behalf of the Petitioners indicated that the two-story building has been utilized for two apartments continuously and uninterrupted since prior to the applicable Baltimore County Zoning Regulations (BCZR). A nearby resident, one and one-half blocks, has had personal knowledge of the building and its use since about 1940. The present owner has lived in the area since 1952, was personal friends with the former long-term owners and has personal knowledge of the building use for many years prior to and subsequent to his purchase four years ago. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the Petition for Special Hearing would be in strict harmony with the spirit and intent of the BCZR and would not be detrimental to the health, safety and general welfare of the community, and, therefore, should be granted.

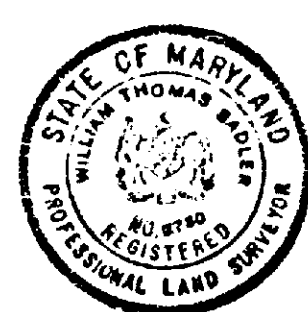
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of September, 1985, that the non-conforming use of the property as a two-apartment dwelling in a D.R. 5.5 Zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung Deputy Zoning Commissioner of Baltimore County



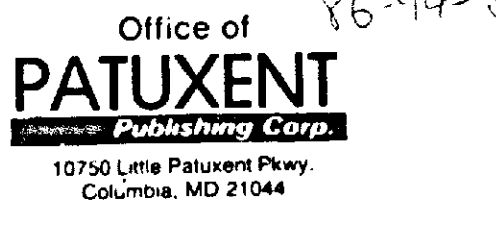
DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING 15 LAVERN AVENUE, 13TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND DATE: JULY 6, 1985

beginning for the same on the south side of Lavern Avenue, 50 feet wide, at the distance of 96 feet westerly from the west side of Baltimore Avenue, 50 feet wide, and running thence westerly for a distance of 80 feet with an even depth southerly of 100 feet. Being Lots 18, 19, 20, 21 and 22, Block 2, as shown on the Plat of Joshua, recorded among the Land Records of Baltimore County in Flat Book J.W.S. 1, folio 144. Being known as 15 Lavern Avenue.



[Signature] William T. Sadler, P.L.S. '730

ORDER RECEIVED FOR FILING DATE September 4, 1985 BY [Signature]



August 15 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL HEARING 67843

was inserted in the following: [] Catonsville Times [X] Arbutus Times weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 17 day of August 19 85, that is to say, the same was inserted in the issues of August 15, 1985

PATUXENT PUBLISHING CORP. By [Signature]

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff vs. Defendant

CERTIFICATE OF PUBLICATION OF

Charles E. Kountz, Esquire 2201 Hammonds Ferry Road Baltimore, Maryland 21227 August 2, 1985

NOTICE OF HEARING

RE: Petition for Special Hearing S/S Lavern Ave., 96 ft. W/Baltimore Avenue (15 Lavern Avenue) 13th Election District Paul R. Reinke, Jr., et ux, Petitioners Case No. 86-94-SPH

TIME: 1:30 p.m. DATE: Tuesday, September 3, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 007304

Cash receipt form with fields for DATE, ACCOUNT, AMOUNT, RECEIVED FROM, and SIGNATURE.

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Benjamin F. Potter
19 Laverne Ave
Lansdowne, Md 21227
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since May 1928 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since May 1928 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared BENJAMIN F. POTTER the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

EXHIBIT 2

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Doris Arnold
30 Third Ave
Baltimore, Md 21207
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since 1942 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since 1942 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge. front apartment in 1942

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared DORIS ARNOLD the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

William E. Weeden
93 Ward Ave
Baltimore, Md 21207
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since March 1954 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since March 1954 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared WILLIAM E. WEEDEN the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

George A. Johnson
157 W. Jefferson Ave
Baltimore, Md 21227
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since June 1940 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since June 1940 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 9th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared GEORGE A. JOHNSON the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

BONNIE L. MASTERSON
1190 Monie Road
Odenton, MD 21113
Bonnie L. Masterson
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July 43 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July 43 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 9th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared BONNIE L. MASTERSON the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Barbara A. Stein
209 Hillendale Ave
Baltimore, Md 21227
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July 1943 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July 1943 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 11th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared BARBARA A. STEIN the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Paul R. Whitlock
302 Hillside Ave
GLEN BURKE, Md. 21061
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since November 1943 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since November 1943 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 12th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared PAUL R. WHITLOCK the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT

Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Carol Sue White
5 Laverne Avenue
Baltimore, Md 21227
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since Sept 1947 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since Sept 1947 (month) (year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 9th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared CAROL SUE WHITE the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Bliss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT
Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

JOSEPH DENNIS GRACE
2207 HAMMONDS FERRY RD.
BALTIMORE MD. 21227
Joseph Dennis Grace
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July, 1975 (month/year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July, 1975 (month/year).

This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, this 10th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOSEPH DENNIS GRACE, the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Huss
Notary Public
My Comm. Expires: 7-1-86

AFFIDAVIT
Case No. C-85-740

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

M.R. Rosmar
Lucille M. Rosmar
Affiant (Full Name & Address)

I have personal knowledge that the home located at 15 Laverne Avenue, Lansdowne, Maryland, 21227 (address) has been used as a two (two/three, etc.) apartment dwelling since July, 1975 (month/year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since July, 1975 (month/year).


This personal knowledge is based upon: personal observations and personal knowledge.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, this 8th day of August, 1985, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared M.R. ROSMAR, the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Kay F. Huss
Notary Public
My Comm. Expires: 7-1-86


The Lansdowne Improvement Association

August 30, 1985
2517 Hammonds Ferry
Baltimore 21227, Md
Phone 347-2325

Baltimore County
Zoning Commission Office
Towson Office Building -
Towson 21284, Maryland

Dear Sir:

Please be advised, that the Zoning Committee of the Lansdowne Improvement Association, Incorporated, has taken the position that the property at 15 LAVERNE Avenue does not create a problem to the Association, if a ruling of non-conforming use is applied to the property. Moreover, if the owner of said property has assumed the adjacent property owners of his future plans, this Association would find them no fault with any issue relative to the property.

Respectfully yours,
Theresa Mary Priddy
and Zoning Champion
Sharon Kowj

cc: *Sepelony*
cc: *File*

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 26, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-94-SPH, 86-96-SPH and 86-101-SPH

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGR:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 19, 1985

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21284

Charles E. Kountz, Esquire
2201 Hammonds Ferry Road
Baltimore, Maryland 21227

RE: Item No. 402 - Case No. 86-94-SPH
Petitioners - Paul R. Reinke, Jr., et ux
Special Hearing Petition

Dear Mr. Kountz:

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.

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,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr
Enclosures
cc: W. T. Sadler
507 Main Street
Reisterstown, Maryland 21136

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P. E.
DIRECTOR
July 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #402 (1984-1985)
Property Owners Paul R. Reinke, Jr.
8/5 Laverne Ave. 96' W. Fr. Balto. Ave.
District 13th

Dear Mr. Jablon:

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.

General Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM: PO:blp
cc: File

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

NORMAN E. GERBER
DIRECTOR

August 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Zoning Advisory Meeting of July 2, 1985
Item #402 PAUL R. REINKE, JR.
Property Owners
Location: 8/5 OF LAVERNE AVE., 96'
WEST OF BALTIMORE AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on _____.
- Landscaping: Must comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change are re-evaluated annually by the County Council.
- Additional comments: _____

cc: James Howell
Eugene A. Boker
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR
July 31, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 400, 402, 403, 404, 406, 407, and 408 ZAC-Meeting of July 2, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 400, 402, 403, 404, 406, 407, and 408.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 19, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 402 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul R. Reinke, Jr., et ux
Location: S/S Lavern Avenue 96' W. from Baltimore Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.A. #117-1 - 1983) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table L01, Section 1507, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table L01 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use R-1 to Use R-2, or to Mixed Uses. See Section 312 of the Building Code.
A one hour tenant separation is required between tenants.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Each tenant shall have at least one independent approved exit.

These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Kounts
BY: C. E. Kounts, Chief
Building Plans Review

L/22/85

Case No. 86-94-SPH

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
31st day of July, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Paul R. Reinke, Jr., et ux Received by: *James E. Dyer*
Petitioner's Attorney Charles E. Kounts, Esquire Zoning Plans Advisory Committee

86-94-SPH
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 15, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 15, 1985

THE JEFFERSONIAN,

J. B. Venton
Publisher

Cost of Advertising
22.00

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: South side of Lavern Avenue, 96 ft. West of Baltimore Avenue (S Lavern Avenue)
DATE AND TIME: Tuesday, September 3, 1985 at 1:30 p.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 on the Petition for Special Hearing under Section 500.7 for a non-conforming use of the property known as No. 15 Lavern Avenue, Lansdowne, as a two-apartment dwelling in a D.R. 5.5 zone. Being the property of Paul R. Reinke, Jr., et ux as shown on the plat filed with the Zoning Office.

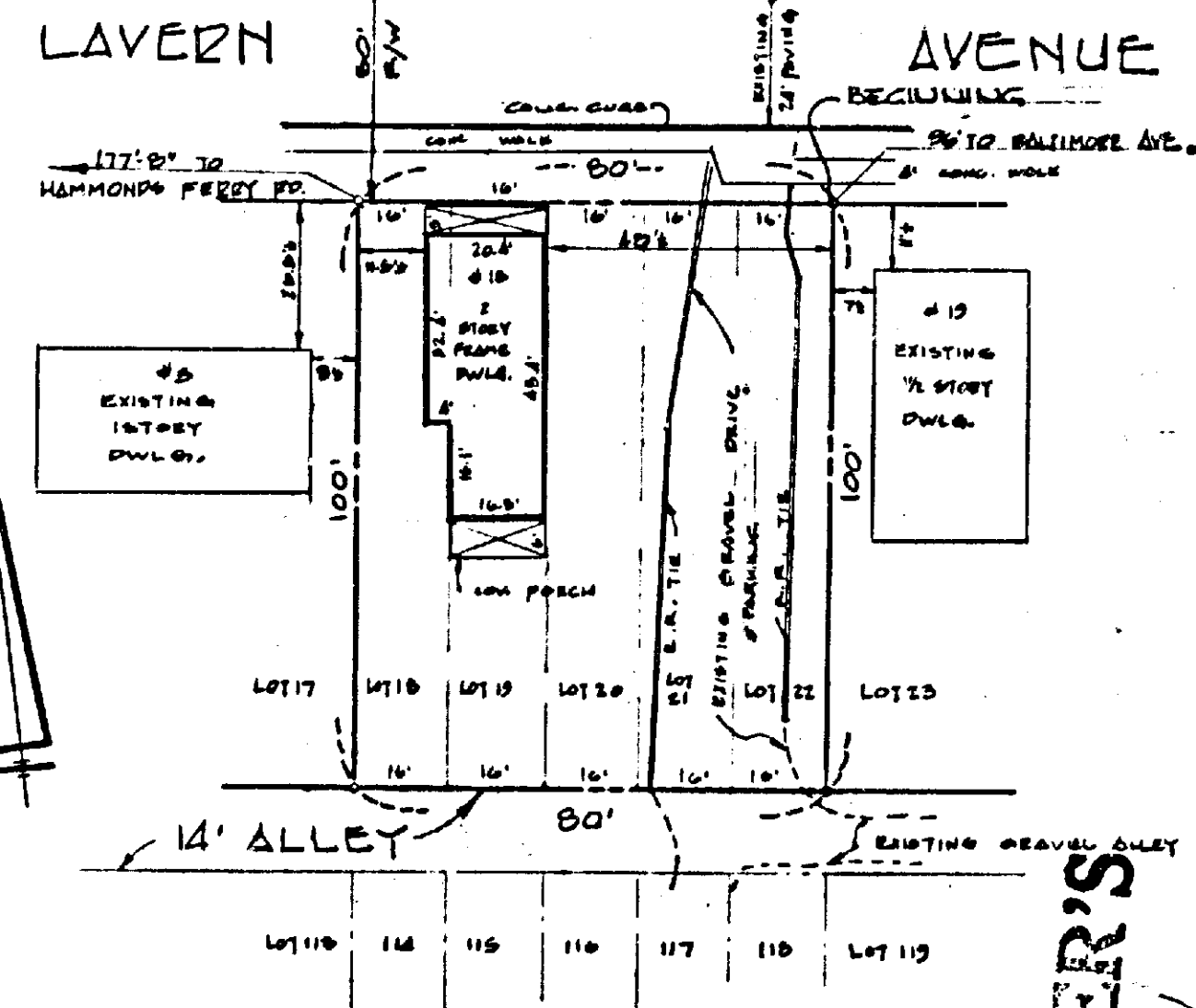
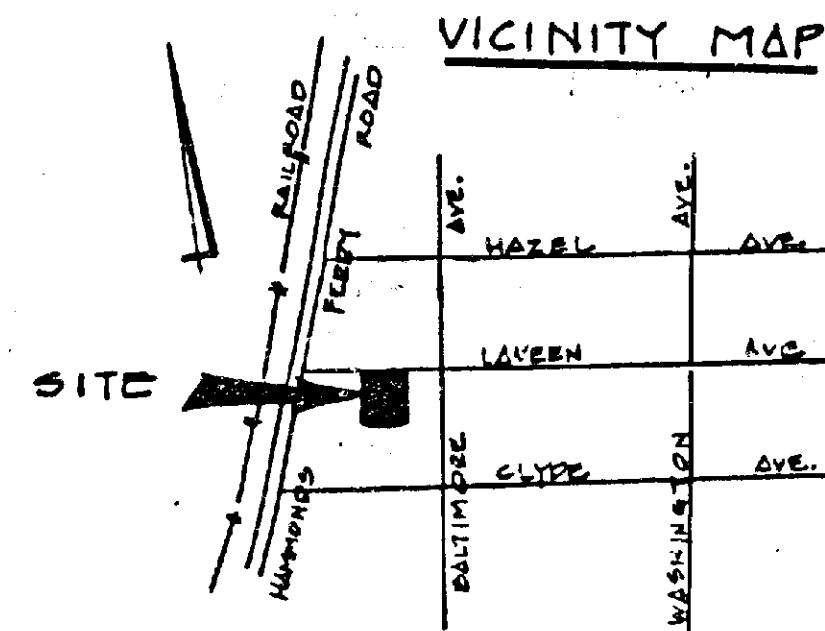
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Aug. 15, 1985

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-94-SPH

District 13th Date of Posting Aug. 15-85
Posted for: Special Hearing
Petitioner: Paul R. Reinke, Jr., et ux
Location of property: S/Side of Lavern Ave., 96' W of Baltimore Ave.
Location of Signs: On front of #15 Lavern Avenue
Remarks: _____
Posted by: *A. J. Prate* Date of return: August 16, 1985
Number of Signs: 1



PLAT FOR
ZONING - SPECIAL HEARING
OF THE PROPERTY OF
MR. & MRS. PAUL R. REINKE, JR.
KNOWN AS
#15 LAVERN AVENUE
13th ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1"=80' DATE JUNE 7, 1985
EXISTING ZONING - D.R. 6.5
EXISTING UTILITIES IN LAVERN AVE.

BEING KNOWN & DESIGNATED AS LOTS 18, 19, 20, 21 & 22 BLOCK 2 AS SHOWN ON PLAT OF "JOSHUA" RECORDED IN BALTO. CO. IN PLAT BOOK 1/186.

PREPARED BY: W.T. SODLER - SURVEYOR
807 N.W. ST.
REHOBOTOWN, MD. 21836

PETITIONER'S EXHIBIT

