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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ an existing non-conforming use permitting the continued use of the property for the storage of garden tools, equipment and vehicles in connection with the landscaping work conducted from said premises 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); (Type or Print Name) Signature 16. 4/23/8 (Type or Print Name) HEARING SPH Glady Bolte Attorney for Petitioner: 8806 Pikesville Road Type or Print Name) Pikesville, Maryland 408 Bosley Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 City and State Attorney's Telephone No.: 337-7600 8806 Pikesville Road ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19_85, 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 30th day of October , 1985 , at 1:00 o'clock Case No. 86-182-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 day of September , 19 85.

Petitioner Charles H. Bolte, et ux Received by: Canto

Arnold Fleischmann, Esquire

Chairman, Zoning Plans

Advisory Committee

Petitioner's

Attorney :

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 ARNOLD JABLON JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER May 10, 1985 Arnold Fleischmann, Esquire 408 Bosley Avenue Towson, Maryland 21204 RE: Case No. C-85-791 8806 Pikesville Road Lot 9, Pikesville Farms 3rd Election District Dear Mr. Fleischmann: Reference is made to your letter of May 3, 1985 in which you suggest that Mr. and Mrs. Bolte have maintained a nonconforming use on the subject property. In view of the fact that a complaint has been filed, this office will recognize a nonconforming use only after a public hearing in which the property is posted and advertised. The prior case to which you refer (66-434-V) involved a hearing to determine an alleged zoning violation. In that case, there was no public notice made. Additionally, that file does not clearly demonstrate that a nonconforming use exists. I am enclosing the forms and instructions for filing a special hearing petition. If the petition is not filed by June 14, 1985, this office will proceed with a civil citation in which your client could be fined \$100 per day for each zoning violation. Very truly yours, Christine K Borke Zoning Inspector CKR/srl Enclosures cc: The Honorable James T. Smith, Jr. BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 21, 1985 Arnold Fleischmann, Esquire COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 408 Bosley Avenue Towson, Maryland 21204 RE: Item No. 51 - Case No. 86-182-SPH Petitioners - Charles H. Bolte, et ux Special Hearing Petition Bureau of Dear Mr. Fleischmann: Engineering The Zoning Plans Advisory Committee has reviewed the plans sub-Department of mitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action State Roads Commiss requested, but to assure that all parties are made aware of plans or Bureau of Fire Prevention 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 Health Department the Zoning Commissioner with recommendations as to the suitability of Project Planning the requested zoning. Building Department Enclosed are all comments submitted from the members of the Board of Education Committee at this time that offer or request information on your Zoning Administratio petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not inform-Industrial ative 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. James E. Dejer, doc JAMES E. DYER Chairman Zoning Plans Advisory Committee JED:nr Enclosures cc: Spellman, Larson & Associates, Inc.

Suite 107 - Jefferson Building

105 W. Chesapeake Avenue Towson, Maryland 21204

LAW OFFICES ARNOLD FLEISCHMANN OFESSIONAL ASSOCIATION 408 BOSLEY AVENUE TOWSON, MARYLAND 2 204 (301) 337-7600 May 3, 1985 Hand-Delivered Inspector Rocke Zoning Enforcement Section County Office Building 111 Chesapeake Avenue Towson, Maryland 21204 Re: Case C-85-791 8806 Pikesville Road Lot 9. Piksville Farms Property of Mr. & Mrs. Bolte Dear Ms. Rorke: This in response to your letter dated April 3, 1985 concerning requested cessation of business use on the above-captioned property. I previously advised you this property has been used in substantially the same fashion since 1942 when it was purchased by Mr. and Mrs. Bolte in a non-conforming use going. back to prior to the present existing zoning regulations and continued until the present time. Under the circumstances, and in view of the prior litigation in which the non-conforming use prior to the adoption of the current zoning laws was demonstrated, we suggest that there is no need for a hearing on this matter. However, I will be happy to meet with you and review the history and nature of of the non-conforming use. Thank you for your cooperation in this matter. Sincerely yours, AF:nc cc: Charles Bolte BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204 NORMAN E GERBER Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 OCTOBER 7, 1985

CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION RELECTION DISTRICT: 325 CASE MANBER C- 85.791 LOCATION: 8806 PIKESVILLE RT ! LOT 9 - PIKESVILLE FARMS PLEASE BE ADVISED THAT AR IMPRECION OF THE ABOVE REFERENCED LOCATION REVEALED: THE WAR TO VIOLATION THE PART THE CASE WILL BE CLOSED. THE IS AN APPARENT VIOLET AND THE POLLOWING CORRECTION IS REQUIRED: CEASE AUSINESS USE OF RESIDENTIAL PROPERTY . ONE COMMERCIAL VERICLE HAY BE STORED ON RESIDENTIAL PROPERTY ONLY IF IT IS KEPT IN A GARAGE. BUSINESS RELATED EQUIPMENT MAY POT BE THINKS ON RESIDENTIAL PROPERTY COMPLIANCE MUST BE ATTAINED BY: MAY 3 1985 MOTE: WITH CIVIL PENALTY LEGISLATION, BILL NO. 18-83, IN EFFECT, OUR OFFICE WILL BE MANDATED TO ISSUE A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL FINE OF \$100.00 FOR EACH VIOLATION, IF COMPLIANCE IS NOT ATTAINED. COMPLIANCE HAS NOT BEEN ATTAINED AND A CITATION OF VIOLATION WILL BE ISSUED. COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED. INSPECTOR: RORKE () DEFENDANT COPY () COMPLAINANT COPY

Re: Zoning Advisory Meeting of August 20, 1985

Item # 5/
Property Owner: CHARLES H. BOLTE
Location: SW/S + UE/S PIKESVILLE RD 875'SE OF MT. WILSON LD. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)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 forward by the Bureau of Public Services.

(Ditis site is part of a larger tract; therfore 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.

(Dite access is not satisfactory.

(Dite parking arrangement is not satisfactory.

(Parking calculations must be shown on the plan.

(Dite parking is not alteration of the parking arrangement of these soils is prohibited.

(Construction is or alteration of the plan. development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas

are re-evaluated annually by the County Council.

[X] Additional comments:

ANY FATURE EXPLUSION OF SITE MUST COMPLY

TO ALL APPLICABLE COUNTY.

Chief, Current Planning and Development

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

August 26, 1985

(TELEPHONE: 494-3351

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

ZOWING ENFORCEMENT SECTION

Item No. 51 -ZAC- Meeting of August 20, 1985 Charles H. Bolte Property Owner: s/w side and n/e side of Pikesville Road, 875' s/e of Location: Existing Zoning: D.R. 3.5 Proposed Zoning: Special Hearing to approve an existing non-conforming use permitting the continued use of the property for the storage of garden tools, equipment and vehicles in connection with the landscaping work conducted from said premises.

Acres: .57 and .55 acres District: 3rd Election District

Dear Mr. Jablon:

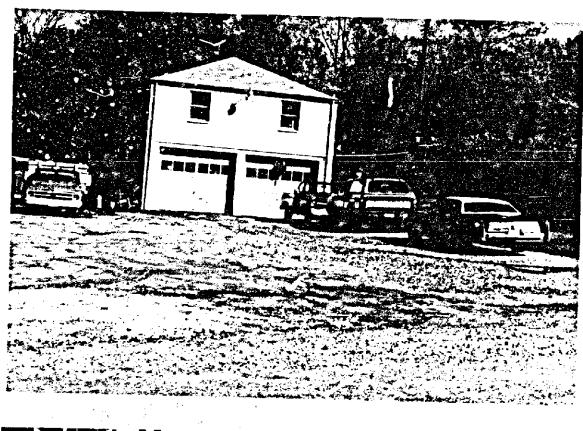
The Department of Traffic Engineering has no comment on this particular item.

> Michael S. Flanigan Traffic Engineering Associate II

MSF/bza

Dear Mr. Jablon:

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:







FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE CHIEF

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building

Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

. RE: Property Owner: Charles H. Bolte

Location: S/W side and N/E side Pikesville Road, 875' S/E of Mt. Wilson Item No.: 51 Zoning Agenda: Meeting of August 20, 1985

August 20, 1985

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 or _____ 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.
- (χ) 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.
-) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

1 THIS DEED Eads this 5th day of Bovember 1942 by lester H R lester Et Hooper &r & Tfe) Hooper &r and Minnie V Hooper his wife of baltimore County) State of Earyland parties of the first part Grantors and Charles Charles H Bolte & Life () H Bolte and Etella M Bolte his wife of Laltimore County State Ls 52.75 Es 22.20) of Paryland parties of the second part Grantees -----) WITH ELETH that in consideration of the sum of Five Dollars and other good and valuable considerations the receipt of which is hereby acknowledged the said Lester E R Hooper and binnie V Eogrer his wife do great and ennvey unto the said Charles Lolte and Stella L Bolte is wife as tenunts by the entircties the survivor of them or his her or their heirs and assigns in fee simple all that lot of ground situated in the Thirds election District of Maltimore County 1d and knewn as lot to 15 as sicen on 116 lat of Miller-Welson Inc and known as the "Fikerville Fires" which flat is recorded in saltiscre County in Hat book Liber & PC iq 7 fclio 7. Being the same property which by deed dated April 18th 1941 and recorded among the land secords of Faltimore County in Liber C & B Jr No 1159 folio 145 etc was conveyed by Augustus Shamberger unparried to the within prantors TOURTHER with the buildings and improvements thereupon erected and all and every the ights ways baters roads privileges apputtenances and advantages to the same telenging or in reise apportaining a TO LAYE AND TO HOLD the aforesaid tract of land and premies and hereby intended to be conveyed together with the privileges as aforesaid unto and to the projer use and tenesis of the raid Charles H bolte and itelia M bolte his wife as tennats by the entireties the survivor of them or his her or their heirs and assigns in fee single AND the said Grantors hereby covenant that they will w reant specially the preparty hereby conveyed that they have not done sufferred or porritted to be done anything that would curling said property and that they will execute such further as urances of the same as may Le requisite "IT the hands and seals of said Granters Lester He H licoper ir (teal) Lini.ie V licover ALE OF LANGUAGE EXECUTIONS COUNTY TO LIT I hereby Certify that on this 5th day of Aventer 1942 before zo the subscriber a lictary ubile of the State of Laryland in and for the County aforesald personally appeared Lester I licoper or and Linuie V licoper his wife and they each acknowledged the archego mg deed c be their respective acts in illinia my Eand and Not frial ceal

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

September 10, 1985

TED ZALESKI, JR.

ir. Arnold Jablon, Zoning Commissioner Towson, Maryland 21204

Comments on Item # 51 Zoning Advisory Committee Meeting are as follows: Charles H. Bolte S/W side and N/E side Pikesville Road, 875' s/e of Nt. Wilson Lane

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.N.S.I. #117-1 - 1980) 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 Groupe 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 401, Section 1407, 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 permissable height/area. Raply to the requested variance by this office cannot be nonsidered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s)

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.

comments: What is the proposed use of the 2 story block garage? If it is used for commercial purposes the 2nd. floor live load should be certified by a professional engineer registered in Maryland as complying with the corresponding live load required by Table 906.0. K. 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 other w. Chesapeake Avenue, Towson, Maryland Z.204. Munity Secretary Side)

By: C. E. Burnham, Thief
Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-177-SpH and 86-182-SpH

In view of the subject of these petitions, this office

Office of Planning and Zoning

October 21, 1985

NEG:JGH:slm

BALTIMORE COUNTY OFFICE OF PLANNING G ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER November 14, 1985

Arnold Fleischmann, Esquire 408 Bosley Avenue Towson, Maryland 21204

> RE: PETITION FOR SPECIAL HEARING Lot 15: SW/S Pikesville Rd.. 875' S Mt. Wilson La. Lot 9: NE/S Pikesville Rd., 871' S Mt. Wilson La. 3rd Election District Charles H. Bolte, et ux, Petitioners Case No. 86-182-SPH

Dear Mr. Fleischmann:

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

> ry truly yours, JÉAN M. H. JUNG peputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR SPECIAL HEARING * Lot 15: SW/S Pikesville Rd.. 875' S Mt. Wilson La. # Lot 9: NE/S Pikesville Rd., 871' S Mt. Wilson La. *

3rd Election District Charles H. Bolte, et ux,

Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 86-182-SPH

The Petitioners herein request approval for the continued nonconforming use of the property for the storage of garden tools, equipment and vehicles in connection with landscaping work conducted from the premises.

Testimony by the Petitioner indicated that in 1942 he purchased an existing dwelling on Lot 15 in which he has used continuously a room with a telephone, approximately 14' x 14' in size, as the office for a landscaping business. He originally kept trucks and equipment on Lot 15 until about 1950 when he acquired Lot 9. Soon thereafter he built the existing two-story garage and moved the trucks and equipment to that lot where he has continued to store them until now. The area behind the garage has never been utilized. About 1975 gravel was placed on the outside storge area utilized for the parking of several automobiles for family, employees, and for no more than five trucks of the pick-up, dump and stake variety. The number of employees could range up to ten in season. There are no customers, sales, or other business conducted on the site. Testimony by another witness confirmed the Petitioner's testimony. Counsel for the Petitioner indicated that the uses were legally established in the "A" zone

property for the storage of garden tools, equipment and vehicles in connection 40 feet wide, at the distance of 875 feet, more or less, measured Southeasterly The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and with the landscaping work conducted from said premises, in accordance with the Regulations of Baltimore County, will hold a public hearing: along the Southwest side of Pikesville Road from the Southeast side of Mt. Wilson plan prepared by Spellman, Larson & Associates, Inc., revised October 25, 1985 Lane and running thence and binding on the Southwest side of Pikesville Road South Petition for Special Hearing under Section 500.7 for the existing and marked Petitioner's Exhibit 1, be approved and, as such, the Petition for 32 Degrees 27 Minutes East 115 feet thence leaving the Southwest side of Pikesville nonconforming use permitting the continued use of the property for the storage of garden tools, equipment and vehicles in connection Special Hearing is hereby GRANTED for the right to continue from and after the Road and running Southwesterly 254.9 feet running thence North 24 Degrees 31 Minutes with the landscaping work conducted from said premises. date of this Order. West 80 feet and running thence at approximate right angles to Pikesville Road Northwesterly 240.63 feet to the place of beginning. Containing 0.57 acres of land, more or less. Being Lot No. 15 as shown on a Plat of Pikesville Farms, said Plat being recorded Being the property of Charles H. Bolte, et ux the plat filed with the Zoning Office. among the Plat Records of Baltimore County in Plat Book WPC No. 7, Folio 7. In the event that this Petition is granted, a building permit may be issued within JMHJ:bg 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 NDER RECEIVED FOR OFFICE COPY RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN . LAND SURVEYING LAND PLANNING . SUBDIVISION LAYOUT . FEASIBILITY STUDIES . ESTIMATING GRADING STUDIES . LOCATION SURVEYS . TECHNICAL CONSULTATION 86-182.5PH Septmeber 27, 1985 Arnold Fleischmann, Esquire BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 CERTIFICATE OF PUBLICATION 408 Bosley Avenue PETITION FOR SPECIAL HEARING

3rd Election District Towson, Maryland 21204 LOCATION: Lot 15: Southwest side of Pikesville Road, 875' South of Mt. Wilson Lane Lot 9: Northeast side of Pikesville Road, 871' South of Mt. Wilson October 10 ARNOLD JABLON ZONING COMMISSIONER THIS IS TO CERTIFY, that the annexed advertisement was October 24, 1985 DATE AND TIME: Wednesday, O NOTICE OF HEARING tober 30, 1985 at 1:00 p.m.

PUBLIC HEARING: Room 106

County Office Building, 111 W

Chesapeake Avenue, Towson published in THE JEFFERSONIAN, a weekly newspaper printed RE: PETITION FOR SPECIAL HEARING Lot 15: SW/S Pikesville Rd., 875' S/Mt. Wilson La. Arnold Fleischmann, Esquire and published in Towson, Baltimore County, Md., appearing on Lot 9: NE/S Pikesville Rd., 871' S/Mt. Wilson La. 408 Bosley Avenue The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Section 500.7 for the existing noncon-Charles H. Bolte, et ux, Petitioners 3rd Election District Towson, Maryland 21204 October 10 19 85 Case No. 86-182-SPH TIME: 1:00 p.m. Re: Petition for Special Hearing Lot 15: SW/S Pikesville Rd., 875' S/ garden tools, equipment and vehicles in connection with the landscaping THE JEFFERSONIAN. work conducted from said premises.

Being the property of Charles H.

Boite, et un as shown on the plat filed Mt. Wilson Lane DATE: Wednesday, October 30, 1985 Lot 9: NE/S Pikesville Rd., 871' S/ Boite, 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
Oct. 10. Mt. Wilson Lane PLACE: Room 106, County Office Building, 111 West Chesapeake Charles H. Bolte, et ux - Petitioners 3rd Election District Case No. 86-182-SPH Avenue, Towson, Maryland Cost of Advertising Dear Mr. Fleischmann: 27.50 This is to advise you that \$69.53 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 <u>not</u> remove sign until day of the hearing. Please make the check payable to Baltimore County, Maryland, BALTIMORE COUNTY, MARYLAND No. 008649 OFFICE OF FINANCE - REVENUE DIVISION BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT _ACCOUNT_R-01-615-000 RECEIVED A ANTONIA g Commissioner eceived I no Proto Garagiania for building 51 Wille Institute of Postine 34172 13003 8:00001eeeeff638 6 B Boch ***** \$38,38 03.08 VALIDATION OR EIGNATURE OF CASHIER VALIDATION OF SIGNATURE OF CASHIER

ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON LOUIS J. PIASECKI, P.E.

ALBERT REMY

MARK C. MARTIN

LOCATION:

DATE AND TIME:

PUBLIC HEARING:

SETITION FOR SPECIAL HEARING

of Mt. Wilson Lane

of Mt..Wilson Lane

Wednesday, October 30, 1985 at 1:00 p.m.

Lot 15: Southwest side of Pikesville Road, 875' South

Lot 9: Northeast side of Pikesville Road, 871' South

Room 106, County Office Building, 111 West Chesapeake

3rd Election District

Avenue, Towson, Maryland

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING

105 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

DESCRIPTION FOR A SPECIAL HEARING, NO. 8806 PIKESVILLE ROAD, THIRD DISTRICT,

Beginning for the same at a point on the Southwest side of Pikesville Road,

BALTIMORE COUNTY, MARYLAND

823-3535

ed, in the opinion of the Deputy Zoning Commissioner, the granting of the Spe-

cial Hearing would be in strict harmony with the spirit and intent of the Balti-

more County Zoning Regulations and would not be detrimental to the health,

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

day of November, 1985, that the nonconforming use of the

safety and general welfare of the community and, therefore, should be granted.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMPUSSIONER Lot 15: SW/S Pikesville Rd. 875' S of Mt. Wilson Lane, OF BALTIMORE COUNTY 3rd District; Lot 9: NE/S Pikesville Rd., 871' S of Mt. Wilson Lane, 3rd District CHARLES H. BOLTE, et ux, Petitioners :::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188 I HEREBY CERTIFY that on this 2nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Arnold Fleischmann, Esquire, 408 Bosley Ave., Towson, MD 21204, Attorney for Petitioners. 86-182-5PH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting O. Tilev 9, 1985 Petitioner: Charles H. Bolte It ex Location of property: Let 151 5W/5 Pikewille Rd. 875' 5/ 1it Wilson Lave Sit 9: ne/s Pilarille Rd. 871'S/ mt. Wilson Lune Location of Signe In front of subject site , N/S + JS

86-182-SPH 東京語 できまる EWSPAPERS OF MARYLAND, INC. 출물통 1ster, Md., Oct. 10,1985 t the annexed Req. #L83453 P.0#70189 ctober....., 1985..... in the Times, a dally newspaper published Westminster. Carroll County, Maryland. ws, a weekly newspaper published in Baltimore County, Maryland. es, a weekly newspaper published in Baltimore County, Maryland. EWSPAPERS OF MARYLAND, INC.

ACTOR AND

JUN 12 1986

This Deed, Made this

in the year one thousand nine hundred and fifty

, by and between

HARLEY H. PUGH, Widower,

of Baltimore County,

in the State of Maryland, of the first part, and

CHARLES H. BOLTE and GLADYS BOLTE, his wife, of Baltimore County,

State of Maryland, of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, HARLEY H. PUGH

does grant and convey unto the said CHARLES H. BOLTE and GLADYS BOLTE, his wife,

as tenants by the entireties, their



heirs and assigns, in fee simple, all

that lot

of ground, situate, lying and being in

Baltimore County

, aforesaid, and described as follows, that is to say:-

Beginning for the same and being known and designated as Lot No. 9, as shown on the plat of the property of Miller-Nelson Incorporated and known as Pikesville Farms, which plat is duly filed among the Land Records of Baltimore County in Plat Book W. P. C. No. 7 folio 7.

BEING one of the lots of ground which by Deed dated October 30, 1935, and recorded among the Land Records of Baltimore County in Liber C. W. B., Jr., No. 965 folio 180, was granted and conveyed by Mary Viola Gardner unto Harley H. Pugh and Emma L. Pugh, his wife; the said Emma L. Pugh having since departed this life.

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

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

CHARLES H. BOLTE and GLADYS BOLTE, his wife, as tenants by the entireties,

heirs and assigns, in fee simple.

And the said party of the first part hereby covenant s that he not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

Harley H. PUSH

HARLEY H. PUSH

STATE OF MARYLAND, CITY OF BALTINGRE,

I HEREBY CERTIFY, That on this

in the year one thousand nine hundred and before me, the subscriber, fifty Justice of the Peace a Notary Public of the State of Maryland, in and for the City of Bal timore, aforesaid, personally appeared HARLEY H. PUGH, Widower,

the above named grantor, and he acknowledged the foregoing Deed to be his

As: Witness my hand and Notarial Seal x

