

229 87-339-SPN 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 the building located on the northeast corner of Main Street and Sollers Point Road as a valid non-conforming use containing 7 apartments and to approve the intensification of use to 10 apartments.

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of JUNE, 1987, 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 18th day of February, 1987, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

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

STEPHEN E. COLLINS
DIRECTOR

January 21, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 217, 218, 219, 222, 223, 225, 227, 228, 229, 230, and 231.

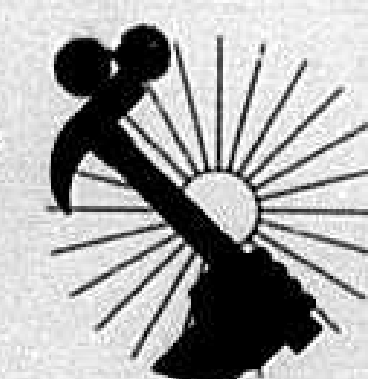
Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

RECEIVED
FEB 3 1987
ZONING OFFICE

87-1382
66-1111
Baltimore Jobs in Energy Project



310 E. Fort Avenue Baltimore, MD 21230 (301) 727-7887

RECEIVED
DEC 16 1988
ZONING OFFICE

December 12, 1986

Mr. Arnold Jablon, Zoning Commissioner
County Office Bldg.
Towson, MD 21204

Dear Mr. Jablon:

Thank you for your letter in reference to the 101 Main St. project in Turners Station. We appreciate your consideration of the request for approval of the non-conforming use status of the property. We have filed for a Special Hearing and have submitted the proper documents to your office.

We are also requesting that the hearing date for the issue be scheduled as soon as possible. It is important that the final use of the building be decided so that the final plans can be developed. The timing is important for several reasons. The building is in very poor condition at this time (leaks, etc.) and the longer the rehabilitation is delayed the worst the conditions will become — both for the existing tenants and for the efforts to save the building. Second, we will be applying for several of the State housing programs and, as you know, this funding is always in short supply. Final State approval will be contingent on the resolution of the zoning issue and the sooner the application is submitted, the more likely we are to receive State approval.

Therefore, we request that the hearing be held as soon as possible. If there are any questions about the request for Special Hearing or the need for an expedited hearing, please call me at 727-4231.

Thank you for your consideration.

Sincerely,
Larry Walsh
Larry Walsh

Charles Manning
Iris Manning # 229



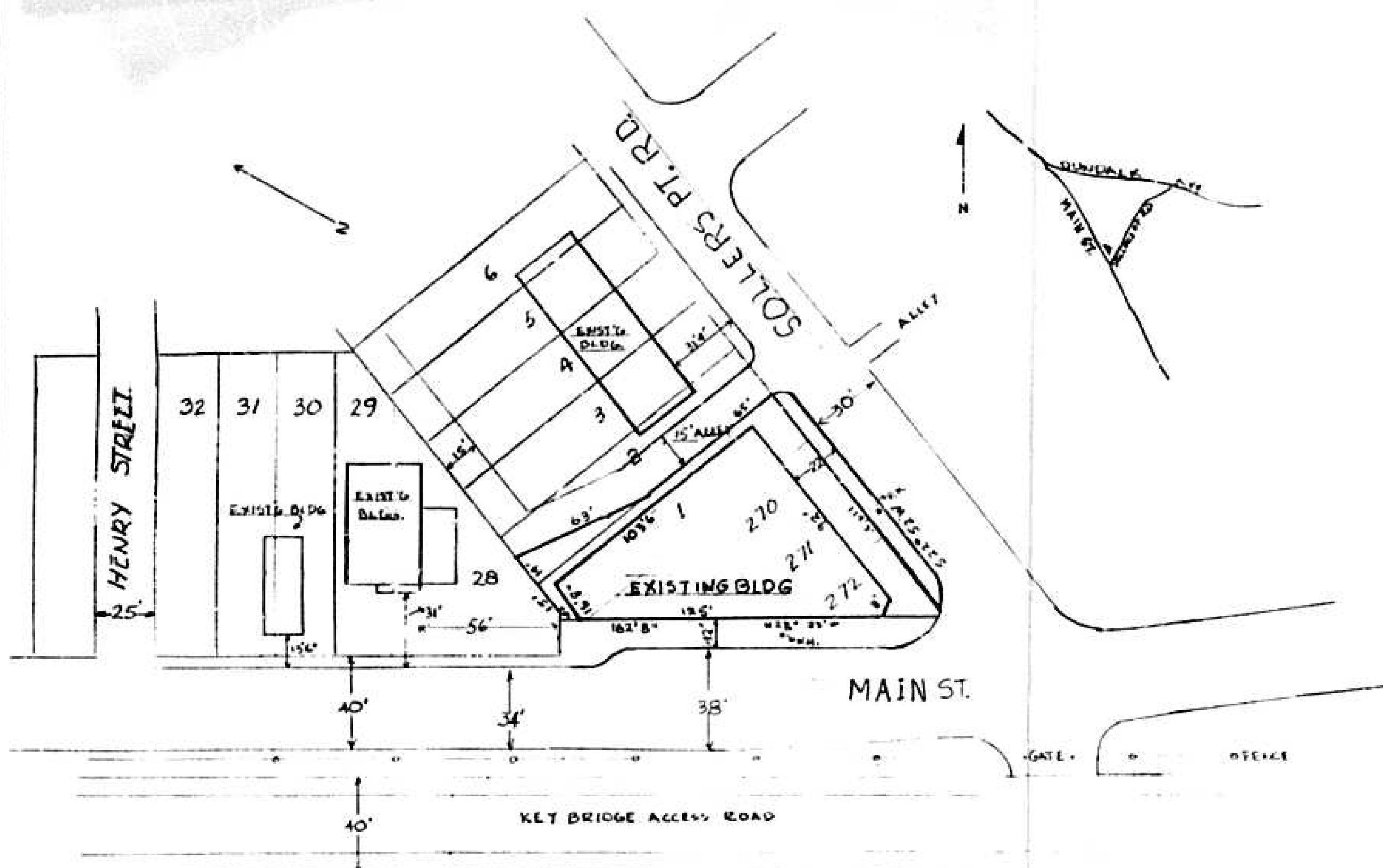
ADJACENT HOUSES ALONG SOLLERS POINT RD.



REAR OF HOUSES ALONG SOLLERS POINT RD.



VIEW ALONG ALLEY



PLAT FOR ZONING VARIANCE
OWNER: CHARLES & IRIS MANNING
DISTRICT 12
ZONING BCENS

TURNERS SUBDIVISION - LOTS 1, 210-212 BOOK # 7 FOLIO 35 & BOOK # 4 FOLIO 3
UTILITIES IN MAIN ST & SOLLERS PT

SCALE 1" = 50'

87-339-SPN
229



CORNER OF SOLLERS POINT RD. and MAIN ST.



VIEW LOOKING SOUTH ON MAIN ST.



ADJACENT HOUSES ALONG MAIN ST.



IN RE: PETITION SPECIAL HEARING
NE/corner of Main Street and
Sollers Point Road (101 Main
Street) - 12th Election
District
Charles Manning, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-339-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request confirmation of a nonconforming use for an apartment building and the right to expand same to ten apartments, as more particularly described on the site plan identified as Petitioners' Exhibit 1.

The Petitioners appeared and testified. Appearing on their behalf was Larry Walsh, Baltimore Jobs in Energy, who is assisting in rehabilitating the property.

Testimony indicated that the subject property, located on the northeast corner of Main Street and Sollers Point Road in Turners Station and zoned B.L., is improved with a building which was constructed in approximately 1925. The Petitioners, who have lived in the area since 1941, purchased the property in 1974. The building has had commercial and apartment uses since its construction. Testimony from Frances Cole, who lived in the building from 1950 to 1984; Bonzella Randolph, who lived in the building in the early 1940's and in the area ever since and who owns and operates a beauty salon directly across the street; and Alexander Flourney, who was born across the street over 60 years ago and has lived in Turners Station his entire life, underscores and confirms the existence of a nonconforming use. There is absolutely no question that apartments have existed in this two-story building from before 1945 and have continued uninterruptedly to this date.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/corner of Main St. & Sollers : OF BALTIMORE COUNTY
Point Rd. (101 Main St.)
12th District
CHARLES MANNING, et ux,
Petitioners : Case No. 87-339-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles Manning, 134 Avon Beach Rd., Baltimore, MD 21222, Petitioners; and Mr. Larry Walsh, 310 E. Fort Ave., Baltimore, MD 21230, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING

12th Election District
Case No. 87-339-SPH

LOCATION: Northeast Corner of Main Street and Sollers Point Road
(101 Main Street)
DATE AND TIME: Wednesday, February 18, 1987, at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

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

Petition for Special Hearing to approve the building located on the northeast corner of Main Street and Sollers Point Road as a valid nonconforming use containing 7 apartments and the intensification of use to 10 apartments.

Being the property of Charles Manning, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

Mr. Charles Manning
Mrs. Iris Manning
134 Avon Beach Road
Baltimore, Maryland 21222

January 9, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE/cor. of Main St. and Sollers Point Rd.
(101 Main St.)
12th Election District
Charles Manning, et ux - Petitioners
Case No. 87-339-SPH

TIME: 10:45 a.m.

DATE: Wednesday, February 18, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29836
DATE 12/5/86 ACCOUNT 01-615
AMOUNT \$ 100.00
RECEIVED FROM BALTIMORE JOBS IN ENERGY PROJECT, INC.
FOR FILING FEE FOR SPECIAL HEARING ITEM 229
MANNING - PETITIONERS
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 10, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Charles Manning
Mrs. Iris Manning
134 Avon Beach Road
Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
NE/cor. of Main St. and Sollers Point Rd.
(101 Main St.)
12th Election District
Charles Manning, et ux - Petitioners
Case No. 87-339-SPH

Dear Mr. and Mrs. Manning:

This is to advise you that \$73.35 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33007
DATE 2/18/87 ACCOUNT P-01-615-000
SIGN & POST
RETURNED AMOUNT \$ 73.35
RECEIVED FROM BALTO. JOBS IN ENERGY PROJECT, INC., 310
E. Fort Ave., Balt., Md. 21230
ADVERTISING & POSTING COSTS RE CASE 87-339-SPH
VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION OF PROPERTY

The property on which the building under consideration is situated, is located on the northeast corner of Main St. and Sollers Point Rd. It is in the 12th Election District and the 7th Councilmanic District. The property extends along Main St. for 150 feet and along Sollers Point Rd for 119 feet. The property is made up of lots 270, 271, 272, 1 and a portion of 2 as shown on plat 2 of the Steelton Park subdivision (later renamed Turners) which plat is recorded in plat book WPC #4 folio 3 and also plat book #7 folio 36.

The property address is 101, 103, 105 and 107 Main St. and 100, 102, and 104 Sollers Point Rd.

The Turners Station Development Corporation indicated its support of the proposed renovation and continuation of apartment use in a letter signed by Dunbar Brooks, Chairman of the Board, dated February 16, 1987.

The Petitioners request relief pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR).

The uncontroverted testimony, which was amply supported, conclusively indicates that the property has been used continuously and without interruption as apartments since prior to 1945. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use exists. Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested relief for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of February, 1987, that a nonconforming use for a maximum of ten apartments be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Charles Manning
People's Counsel

BALTIMORE COUNTY
ADMINISTRATIVE OFFICE
TOWSON, MARYLAND 21204
494-2460

JUNE STRECKFUS
INTERGOVERNMENTAL COORDINATOR

April 24, 1986

Mr. Larry Walsh
Baltimore Jobs In Energy
310 E. Fort Avenue
Baltimore, Maryland 21230

Dear Larry:

In order to determine the year of construction of the building located at 101 Main Street in Turners Station, I reviewed the Assessment Records of Baltimore County, which date back only as far as 1928.

According to Assessment records (i.e., Page 859 of Assessment Book for District 12 dated 1928-1940), the property, otherwise known as Lots 270, 271 and 272 Steelton Park, was assessed in 1928 showing the improvements as Apartment and Store. This would indicate that the improvements to the Manning Property were made prior to 1928. A copy of the above referenced assessment document is enclosed.

I have also enclosed for your review copies of the record plats of the property as referenced in the deed dated October 4, 1974.

Let me know if I can be of further assistance.

Sincerely,

Donna M. Morrison
Donna M. Morrison

dm
enclosures

**Chairman, Zoning Plans
Advisory Committee**

Signature _____

By K.C. Dalke

24.75

OF BALTIMORE COUNTY

1295 Jan. 29.

Year	Description	Amount	Total
1900	House 1800	1800	
1900	Garage 140	140	
1901	Lot 15x60.3 Collins Point Rd		
1901	For East St		
1901	Lots 271-272 Steelton Park		
1901	Apartment + Store		
1901	Lot 270 Steelton PR "C.H. Thomas"	250	
1901	" #1 First Add to Turners	250	
1901	House 1500	1500	
1901	Shed 150	150	
1901	Low Spaul 1000	1000	
1901	Boat House		
1901	Lots 3-4-5-6-7-8-9-10 Turners D.C. 3A	1000	
1901	" 21 (2nd 20) First Add Turners "M. Robinson"	75	
1901	" 27 First Add to Turners	250	
1901	House "J.H. Thomas"	1800	
1901	Bath house	500	
1901	Carnival Equip	1760	
1901	Grand Stand + Dance	700	
1901	Carousal Bldg	2250	
1901	Concession shed	400	
1901		1350	
1901		2025	
1901		21435	