

IN THE MATTER OF
THE APPLICATION OF
WALTER GOODWICH
FOR SPECIAL HEARING
ON PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF GREENSPRING
AVE. AND GRASTY RD.
(7909 GREENSPRING AVENUE)
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 87-350-SPH

ORDER OF DISMISSAL

This case comes before this Board on appeal from a decision by the Deputy Zoning Commissioner dated June 12, 1987, granting the Petition for Special Hearing subject to the limitations required by the Baltimore County Zoning Regulations and further specifically identified in the above named Order.

In opening statements before the Board, it was stipulated by both Counsel for the Petitioner and Counsel for the Protestants that agreement between all parties had been reached and that their official request was that the appeals be dismissed. The Board will grant this request.

ORDER

For the reasons set forth in the aforesaid Opinion, it is this 14th day of January, 1988, by the County Board of Appeals, ORDERED that the appeals from the above named case be and the same are DISMISSED with prejudice.

IT IS FURTHER ORDERED that the Order of the Deputy Zoning Commissioner be AFFIRMED in its entirety including the limitations required by the Baltimore County Zoning Regulations and specifically noted in the above named Order.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

Walter Goodwiche
Case No. 87-350-SPH

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Patricia Phipps
Patricia Phipps

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: July 20, 1987
Posted for: Appeal
Petitioner: Walter Goodwiche
Location of property: SE/Cor. Greenspring Ave. and Grasty Rd.
17909 Greenspring Ave.
Location of Signs: SE/Cor. of Greenspring Ave. & Grasty Rd.
Remarks: _____
Posted by: S. J. Beata Date of return: July 27, 1987
Number of Signs: 1

County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-2125
January 14, 1988

Julius W. Lichter, Esq.
305 W. Chesapeake Ave., Suite 113
Towson, MD. 21204

Re: Case No. 87-350-SPH
Walter Goodwiche

Dear Mr. Lichter:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above matter.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl: Theodore W. Hirsch, Esq.
Sidney Kaplan, Esq.
Walter Goodwiche
Arnold Jablon, Esq.
Nancy West
David Fields
James Hoswell
Robert Haines
Ann Nastarowicz
James E. Dyer
Docket Clerk

County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-2125
October 15, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-350-SPH

WALTER GOODWICH

SE/Cor. Greenspring Ave. and Grasty Rd.
(7909 Greenspring Avenue)

3rd Election District

SPH-To use 665 sq. ft. of the property for use as an Accountant's Office as a valid non-conforming use.

6/12/87 - D.Z.C. Order - That the Petition for Special Hearing be GRANTED, subj to limitations required by the BCLR.

WEDNESDAY, JANUARY 6, 1988, at 10 a.m.

ASSIGNED FOR:

CC: Julius W. Lichter, Esq.

Counsel for Petitioner

Theodore W. Hirsch, Esq.

Counsel for Protestants

Sidney Kaplan, Esq.

Petitioner

Walter Goodwiche

Office of Law

Arnold Jablon, Esq.

" " "

Nancy West, Esq.

" " "

Norman E. Gerber

James Hoswell

J. Robert Haines

Ann Nastarowicz

James E. Dyer

Margaret duBois

June Holmen, Secy.

10/15/87 - Following were notified of hearing set for Wednesday, Jan. 6, 1987, at 10 a.m.:

Julius W. Lichter, Esq.
Theodore W. Hirsch, Esq.
Sidney Kaplan, Esq.
Walter Goodwiche
A. Jablon, K. West
Norman Gerber, J. Hoswell
J. R. Haines, Ann Nastarowicz, J. Dyer, B. duBois

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

Arnold Jablon
Zoning Commissioner

July 14, 1987

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/Cor. Greenspring Avenue and Grasty Road (7909 Greenspring Avenue)
Walter Goodwiche - Petitioner
Case No. 87-350-SPH

Dear Board:

Please be advised that on July 7 and 10, 1987 appeals of the decision rendered in the above-referenced case were filed by both Sidney Kaplan, Esquire, a Protestant, and Walter Goodwiche by his Counsel, Julius W. Lichter, Esquire.

Please notify all parties to the case of the appeal hearing date and time when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bjs

cc: Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21204

Sidney Kaplan, Esquire
11 E. Mt. Royal Avenue, Baltimore, Md. 21201

Theodore W. Hirsch, Esquire
36 S. Charles Street, Baltimore, Md. 21201

Phyllis Cole Friedman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Rm. 223, Towson, Maryland 21204

File

RECEIVED
JUL 10 1987

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING OFFICE
SE/Cor Greenspring Avenue : ZONING COMMISSIONER OF
and Grasty Road : BALTIMORE COUNTY
7909 Greenspring Avenue : Case No. 87-350-SPH
3rd Election District :
2nd Councilmanic District :
WALTER GOODWICH :
Petitioner :

NOTICE OF APPEAL

Please note an appeal from your decision of June 22, 1987 in the above-captioned matter, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Walter Goodwiche
Walter Goodwiche, Petitioner

Julius W. Lichter
Julius W. Lichter, Esquire
Suite 113, 305 W. Chesapeake Avenue
Towson, Maryland 21204
321-0600
Counsel for Petitioner

I HEREBY CERTIFY that on this 10th day of JULY, 1987, a copy of the foregoing Notice of Appeal was mailed to Theodore W. Hirsch, Esquire, 36 South Charles Street, Baltimore, Maryland 21201-3060 and to Sidney Kaplan, 11 E. Mt. Royal Avenue, Baltimore, Maryland 21201.

Julius W. Lichter
Julius W. Lichter

LAW OFFICES
KAPLAN, KAPLAN & STEELMAN
JUL 7 1987

ZONING OFFICE

SIDNEY KAPLAN
ARTHUR GUY KAPLAN
BARRY L. STEELMAN
KEVIN THORNTON
HARRY S. TURNER
1300 PLEASANT
1-800-452-1655
ONE EXECUTIVE BOULEVARD
ROCKVILLE, MARYLAND 20852
1300 770-3750

July 5, 1987

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

Dear Commissioner Jablon:

This is an appeal to the County Board of Appeals:

PETITION FOR SPECIAL HEARING : BEFORE THE
SE/Cor. Greenspring Avenue : DEPUTY ZONING COMMISSIONER
and Grasty Road : OF BALTIMORE COUNTY
7909 Greenspring Avenue) : Case No. 87-350-SPH
3rd Election District :
2nd Councilmanic District :
Walter Goodwiche :
Petitioner :

The purpose of the appeal is to correct the finding of the Deputy Zoning Commissioner, Jean M.H. Jung, which is contrary to the law as set out in the Baltimore County Zoning Regulations and other case law of the State of Maryland.

The Decision appealed from is a compromised finding that the Petitioner, Walter Goodwiche, had a special exemption to maintain professional offices in an area not zoned for such use. The finding of the Commissioner was such that the use of the premises would be allowed with certain restrictions on number of employees and category of employees.

The date of the Decision rendered by Deputy Zoning Commissioner Jung was June 12, 1987.

Arnold Jablon, Zoning Commissioner
July 5, 1987
Page Two

The case number of the proceeding is 87-350-SPH. Our check in the amount of \$90.00 is herewith enclosed covering the cost of hearing and the posting.

Very truly yours,
KAPLAN, KAPLAN & STEELMAN

Sidney Kaplan

SK/rmp

cc: Mr. Walter Goodrich
Julius W. Lichter, Esquire
Theodore W. Hirsch, Esquire

IN RE: PETITION FOR SPECIAL HEARING
SE/cor. Greenspring Avenue
and Grasty Road
(7909 Greenspring Avenue)
3rd Election District
2nd Councilmanic District
Walter Goodrich
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-350-SPH

The Petitioner herein requests a special hearing to approve 865 sq.ft. of the property described herein as a non-conforming use for an Accountant's office, as more particularly shown on the plan submitted, prepared by Hudkins Associates, Inc., dated July 18, 1986 and identified as Petitioner's Exhibit 1, and the rough drawing identified as Petitioner's Exhibit 2.

Testimony by and on behalf of the Petitioner indicated that he purchased the subject residential property in 1975 for his family and has operated his accounting business from this location ever since. The residence contains a total of 4,710 sq.ft., which includes additions completed soon after October 1980. The Petitioner requests approval for the continued use of 865 sq.ft. (18% of the total square footage) for his business, which provides tax and general accounting services. The Petitioner contends that he employs two full-time professionals, including himself, and two non-professionals, one a full-time secretary and the other a part-time bookkeeper. The Petitioner identifies as "professional" those who prepare tax returns. His testimony indicated that the other full-time professional was Mr. Hond, who has been replaced by Ms. Henusett. Prior to her full-time employment, Ms. Henusett worked for the business on a contractual basis and picked up work at the site. The present full-time secretary is Ms. Knight and the part-time bookkeeper is Ms. Lassiter. Three additional accountants, Mr. Kahn, Mr. Schere and Mr. Max, work at the site on a part-time basis during tax season. The Petitioner also employs a domestic to clean the office area as well as his residence. The office is used during tax season seven (7)

days a week as late as 10:30 or 11:00 PM. At other times of the year, the office is non-client intensive.

Protestants appeared and testified that approximately ten cars are often parked on site, and during tax season, there appears to be an even greater number of cars. It is the impression of some of the witnesses that the parking area was enlarged after a flood in 1983 or 1984. There is concern, not only that aspects of the present business may be illegal, but also that the business may expand.

Based on all of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the Petitioner had the right to establish his accounting business in his primary residence, occupying 865 sq.ft. (or 18% of the total square footage) for such use and has the right to continue that use. Accordingly, a valid non-conforming use of the subject property as an accountant's office exists. However, the number of employees in that office appears to have been, and continues to be, in violation of the Baltimore County Zoning Regulations (BCZR). Section 1801.1.A.14.4 specifically states that a professional office is permitted within a residence so long as it "does not involve the employment of more than one non-resident professional associate nor two other non-resident employees". The regulations speak to the "employment" of persons, not to the number of persons working on site at any given hour or day. Therefore, in addition to the Petitioner and other resident associates and employees, no more than three persons (one professional and two non-professional) may be employed with the accounting business to work on site in any capacity (including domestic).

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the requested special

hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 2nd day of June, 1987 that 865 sq.ft. of the subject residence, in accordance with Petitioner's Exhibits 1 and 2, be approved as a non-conforming use for an accountant's office, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following limitations required by the BCZR and their enforcement:

- 1) No more than one non-resident professional associate may be employed to work on site. A contractual professional employee may never pick up, deliver or work on site unless that person is the one allotted non-resident professional associate.
- 2) No more than two other non-resident employees may work in the business portion of the residence whether they are professional, non-professional, clerical, domestic, etc.
- 3) The names and information as to professional or non-professional, full-time or part-time employees on site shall be available to the Enforcement Division of the Baltimore County Office of Zoning upon request.

Deputy Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL HEARING 87-350-SPH
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to use 865 square feet of the property for use as an Accountant's Office as a valid non-conforming use as shown on the attached Plan For Special Exception dated July 18, 1986.

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): Walter Goodrich (Type or Print Name) Signature (Type or Print Name) Signature Address City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Julius W. Lichter 305 W. Chesapeake Ave., Suite 113 TOWSON, MD. 21204 (301) 321-0600	MAP 11101D 2C 2A 3-14-87 200 BF 1000 BF OK H-87,285 W-19,950
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ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 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 105, County Office Building in Towson, Baltimore County, on the 24th day of February, 1987, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 1/14/87
By [Signature]

ESTIMATED LENGTH OF HEARING - 1/2 HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: [Signature] DATE 12/4

APPEAL

Petition for Special Hearing
SE/cor. Greenspring Avenue and Grasty Road
(7909 Greenspring Avenue)
3rd Election District - 2nd Councilmanic District
Walter Goodrich - Petitioner
Case No. 87-350-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificates of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1) Plat of Property dated 7/18/86
2) Rough Scale Drawing of Property & Office Use
3) Copies of Gas & Electric Bills
4a thru 4k) Photographs of Property
5a) Note of Support from Shelby Wiseman dated 2/20/87
5b) Letter of Support from Jill Rubin dated 2/21/87

Letter of Opposition from Sidney Kaplan, Esquire, dated 2/13/87

Letter of Opposition from Laurie Zabin dated 2/18/87

Letter of Opposition from Arthur F. Martin dated 2/24/87

Numerous Petitions with Protestant's names and addresses

Letter from Julius W. Lichter, Esquire, Attorney for Petitioner to Theodore W. Hirsch, Esquire, Attorney for Protestants, dated 3/17/87

Letter from Theodore W. Hirsch to Deputy Zoning Commissioner dated 3/23/87 with attached Protestant's Memorandum in Opposition

Letter from Julius W. Lichter to Deputy Zoning Commissioner dated 3/25/87

Petitioner's Memorandum Factual Background received 4/9/87

Letter from Theodore W. Hirsch dated 4/18/87 with attached Protestant's Reply Memorandum

Petitioner's Reply Memorandum received 5/6/87

Deputy Zoning Commissioner's Order dated June 12, 1987

Notice of Appeal received July 7, 1987 from Sidney Kaplan, Esquire, Protestant

Notice of Appeal received July 10, 1987 from Walter Goodrich, Petitioner, and his Counsel, Julius W. Lichter, Esquire

Julius W. Lichter, Esquire, Attorney for Petitioner
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21201

Theodore W. Hirsch, Esquire, Attorney for Protestants
36 S. Charles Street, Baltimore, Md. 21201

Sidney Kaplan, Esquire
11 E. Mt. Royal Avenue, Baltimore, Md. 21201

Phyllis Cole Friedman, Esquire, *Out of office - 6-16-87*
People's Counsel of Baltimore County
223, Old Courthouse, Towson, Maryland 21204

Walter Goodrich, Petitioner
7909 Greenspring Ave.
Baltimore, MD. 21208

Patrick D. Hanley, Esquire
(Office of Law)

Request Notification: Norman E. Gerber, Director of Planning
James Hoswell, Office of Planning & Zoning
Arnold Jablon, Zoning Commissioner
Jean M. H. Jung, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Margaret E. DuBois, Docket Clerk

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 790-9080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOWA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9088

October 17, 1986

7909 GREENSPRING AVE.

Beginning for the same at a point on the east side of Greenspring Avenue distant South 34 degrees 46 minutes 30 seconds West 45 feet more or less and South 55 degrees 13 minutes 10 seconds East 25 feet more or less from the point formed by the intersection of the centerlines of Grasty Road with the centerline of Greenspring Avenue thence South 34 degrees 46 minutes 50 seconds West 185.18 feet thence South 34 degrees 07 minutes 00 seconds West 137.22 feet thence South 69 degrees 48 minutes 30 seconds East 463.09 feet thence North 12 degrees 20 minutes 50 seconds East 387.87 feet thence North 76 degrees 42 minutes 00 seconds West 290.21 feet thence along a curve to the left having a radius of 50 feet for an arc length of 59.81 feet.

Containing 3.27 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor

17-1631
2/18/87
LAW OFFICES
KAPLAN, KAPLAN & STEELMAN
SIDNEY KAPLAN
ARTHUR GUY KAPLAN
BARRY L. STEELMAN
KEVIN THORNTON
HARRY B. TURNER
FEB 18 1987
February 13, 1987

Arnold Jablon
Zoning Commissioner for Baltimore County
Room 113, County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Gentlemen:

We have been advised that a Petition for Special Hearing has been submitted to the Board and is scheduled for formal hearing on Tuesday, February 24, 1987. The matter involved is the special exemption allowing office use at 7909 Greenspring Avenue.

My home address is 7901 Greenspring, and I am the neighbor bordering the property of the Petitioner. Regrettably I must be out of the city at the time of this hearing on February 24, 1987 and if the hearing cannot be postponed from that date, I ask that you accept this expression from me as to the effect of such zoning change.

My property is basically the first property north of the Beltway, with the driveway leading directly into Greenspring. From mid-December through April, I have no less than 15 intrusions upon our property per week of various people looking for the business office of the Petitioner. This has been going on for approximately four years. The people who drive up to our home do so at all hours. It has been as late as 11:00 P.M. at night and exceptionally heavy on Saturdays and Sundays.

Our property, together with the Petitioner's property, are both located in a truly residential section of Baltimore County. We oppose any change of use of the home residence property. We oppose the extent to which the Petitioner's property is being used and has been used over the past four

27-350-SPH
WALTER GOODWICH

Arnold Jablon
Zoning Commissioner for Baltimore County
February 13, 1987
Page Two

plus years. It is used now as an accounting office without proper authorization, and we are feeling the effects of such use.

Very truly yours,
KAPLAN, KAPLAN & STEELMAN

SK/rmp
cc: Greenspring Improvement Association

Julius W. Lichter, Esquire
305 West Chesapeake Avenue, Suite 113
Towson, Maryland 21204
January 19, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE/cor, Greenspring Ave. and Grasty Rd.
(7909 Greenspring Ave.)
3rd Election District
Walter Goodrich - Petitioner
Case No. 87-350-SPH

TIME: 10:15 a.m.
DATE: Tuesday, February 24, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Attn:

ATTENTION: Neighbors & Residents of the Greenspring Grasty Rd area
Mr. Walter Goodrich, owner of the property above, wishes to convert 865 sq ft of his residence to business offices for his accounting company, and has asked for a hearing for a "Special Exception". If he succeeds, other "Special Exceptions" asked for could result in changes in the residential zoning of our entire area. Your input is urgently requested at this hearing.

*** URGENT *** URGENT *** URGENT *** URGENT ***

2804 Grasty Road
Baltimore, Maryland 21208
February 21, 1987

Mr. Arnold Jablon
Zoning Commission
Towson, Maryland 21204

Dear Sir:
Due to a broken leg, I am unable to appear at this hearing, even though I would dearly like to.

My husband, two children and I have lived on Grasty Road at the above address for the last nine years. During all of that time, Mr. Goodrich has had his accounting office where it is now. My husband and I were amazed that any one had reason to complain! Never once, in nine years, has any traffic from Mr. Goodrich's practice come into Grasty Road - since the clients always use the Goodrich private driveway. My children have always been able to ride their bicycles in safety.

There has never been any trash or litter from this office. In fact, this property is the cleanest and best maintained in the entire neighborhood. After each flood, the Goodrich property has been the first one to have been "righted." Nor has there ever been any noise emanating out of the building.

We feel the Goodriches and their office to be exemplary neighbors and hope they are allowed to continue.

Very truly yours,
[Signature]
Jill Rubin

PETITIONER'S
EXHIBIT 54

RECEIVED
LAW OFFICES
LEVIN, GANN & HANKIN
MAR 19 1987

305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 321 0600

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Southeast Corner Greenspring Avenue
and Grasty Road
7909 Greenspring Avenue
Walter Goodrich, Petitioner
Case No. 87-350-SPH

Dear Mrs. Jung:

The above captioned case was heard before you on February 24, 1987. As your file will indicate, the hearing was concluded subject to the Petitioner researching his records to locate information which might supplement the testimony presented at the time of the hearing to further establish the existence of the use of a portion of the property as an accountant's office as a valid non-conforming use pursuant to the plan dated July 18, 1986. My client has examined his records and has located the original permit issued by Baltimore County for the improvements. I enclose photo copies of Building Permit No. 29010 which was issued on September 22, 1980. I also enclose photo copies of the permit which indicate inspections were made on October 21, 1980 approving the footings and the foundations.

At this time I am sending copies of the enclosures, together with a copy of this letter, to Theodore Hirsch, Esquire, who acted as the spokesman for the protestants at the time of the hearing.

I have informed Mr. Hirsch of my client's delivering of the enclosed information to me.

I will ask that Mr. Hirsch contact me upon receipt of the enclosed information and advise as to whether the protestants wish to submit any additional argument concerning the issues involved.

LEVIN, GANN & HANKIN

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County

Page 2
March 17, 1987

Re: Petition for Special Hearing
7909 Greenspring Avenue
Walter Goodrich, Petitioner
Case No. 87-350-SPH

We will get back to you to advise as to whether any additional supplemental argument will be made by the protestants and the petitioner.

Many thanks for your kind cooperation, I am

Very truly yours,
[Signature]
Julius W. Lichter

JWL:lsp

Enclosures

cc/enc: Theodore W. Hirsch, Esquire
8403 Greenspring Avenue
Baltimore, MD. 21208

MEMORANDUM

TO: Greenspring Avenue Residents
FROM: Theodore W. Hirsch
DATE: February 23, 1987
SUBJECT: Application for Nonconforming Use
Grasty and Greenspring

Since I last wrote to you concerning the hearing before the County Zoning Commission, I have been able to obtain additional information about the request that has been submitted by Walter Goodrich, the resident at Grasty and Greenspring.

Mr. Goodrich operates an accounting practice at his home. He is asking that the County Zoning Commission find that he has an existing nonconforming use for that property which allows him to continue to conduct this business at that location. Mr. Goodrich has claimed that he has conducted this business for a period of twelve (12) years and under the Baltimore County Zoning Regulations, may continue to do so.

At the time Mr. Goodrich claims that he commenced his accounting business at his home, the zoning regulations allowed a professional person to maintain an office at his actual residence as a matter of right, without specific approval of the zoning commission. There was a limitation on this use to not more than 25% of the total floor area of the residence, and an additional limitation on the employment of not more than one (1) nonresident professional associate nor two (2) other nonresident employees.

In 1982 the Baltimore County Zoning Regulations were changed to eliminate this exception as a matter of right and changed the office use to a special exception that had to be approved by the Zoning Commission. However, the zoning laws allow a prior legal use to continue as a nonconforming use when the law is changed, as it was in 1982.

Although the law allows a nonconforming use to continue, the use must remain essentially the same as the legal use prior to the change in the law.

The question that will be presented to the County Zoning Commission is the extent of Mr. Goodrich's prior use (prior to 1982) and whether that use has continued.

MEMORANDUM

TO: Zoning Commissioner - Baltimore County
FROM: Laurie S. Zabin, Ph.D.
2915 Woodvalley Drive
Baltimore, Maryland 21208
RE: Special Hearing Goodrich - Petitioner
Case #87-350-SPH

An appointment out-of-town prevents my presence at the hearing scheduled for Tuesday morning, February 24, 1987, but I am anxious to have this opportunity to express my firm opposition to the granting of a Special Exception for Mr. Goodrich's accounting firm to operate in violation of the zoning codes. He has been in violation for some time, and his flagrant infringement of the codes is, in my mind, an invitation to similar violations not only in this neighborhood but all over the county. I oppose this Special Exception, therefore, not simply from the parochial or personal point of view, but because I believe it weakens the entire zoning concept.

It is clear from the number of cars parked during business hours that a sizeable commercial operation is taking place on Mr. Goodrich's premises. I have tried on several occasions to find out how large an operation it is, by calling and asking the secretary who responds to the call how many accountants are in the firm. When I have done so, the phone was hung up immediately, without the courtesy of a reply. This may suggest that he knew his operation to be in violation of the codes, since the question is certainly an acceptable one for a potential client to ask! Since I have not been able to establish the size of his operation by direct question, I can only infer from the number of vehicles present that there are a number of accountants at work. The size of the operation is clearly larger at tax time, with cars spilling out of the enlarged parking area and onto the street.

It has been particularly important to maintain the residential character of the neighborhood because there is bound to be commercial interest in the area if the zoning restrictions are ever weakened. Since there is an entrance to the Beltway on Greenspring, one can only assume that other "exceptions" would be sought were this one to be given. One of the unique characteristics of Baltimore County has been its ability to maintain the residential character of specified areas, while providing for convenient access to commercial properties in specified locations. Those of us who maintain properties in the area purchased them in good faith; some of us have accepted those because we feel it is important to maintain the atmosphere which caused us to purchase our land in the first place. There is no reason why any one land owner should be permitted to threaten that communal will, and I therefore feel strongly that Mr. Goodrich's petition should be denied.

It has been a surprise to me that this situation has been allowed to continue for as long as it has, and I delighted to see the issue made public at this time. Since there are other properties nearby which may be in flux, it is particularly important that the petition be denied at this time, and a signal given by the Zoning Commissioner that the character of the neighborhood will be maintained as planned. Perhaps more important is the signal that Baltimore County is serious in demanding adherence to its codes, and that the investment of time and serious deliberation in the development of county maps is not a futile endeavor. Thank you for your consideration.

LAW OFFICES
KAPLAN, KAPLAN & STEELMAN
SIDNEY KAPLAN
ARTHUR GUY KAPLAN
BARRY L. STEELMAN
KEVIN THORNTON
HARRY S. TURNER
PENTHOUSE SUITE
THE TOWNE BUILDING
111 WEST CHESAPEAKE AVENUE
BALTIMORE, MARYLAND 21204
(301) 755-0050
(301) 455-1055
6162 EXECUTIVE BOULEVARD
ROCKVILLE, MARYLAND 20855
(301) 770-5750
February 16, 1987

Mr. Sidney Karpe
7900 Greenspring Avenue
Baltimore, Maryland 21208

Dear Sid:

Enclosed you will find a signed copy of the letter which I have this day sent Commissioner Jablon. In the event he does not receive my mailed original, I am asking you to hand deliver a copy of my sentiments.

Sincerely,

Sidney Kaplan

SK/rmp
Enclosure

LAW OFFICES
KAPLAN, KAPLAN & STEELMAN
SIDNEY KAPLAN
ARTHUR GUY KAPLAN
BARRY L. STEELMAN
KEVIN THORNTON
HARRY S. TURNER
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6162 EXECUTIVE BOULEVARD
ROCKVILLE, MARYLAND 20855
(301) 770-5750
February 13, 1987

Arnold Jablon
Zoning Commissioner for Baltimore County
Room 113, County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Gentlemen:

We have been advised that a Petition for Special Hearing has been submitted to the Board and is scheduled for formal hearing on Tuesday, February 24, 1987. The matter involved is the special exemption allowing office use at 7909 Greenspring Avenue.

My home address is 7901 Greenspring, and I am the neighbor bordering the property of the Petitioner. Regrettably I must be out of the city at the time of this hearing on February 24, 1987 and if the hearing cannot be postponed from that date, I ask that you accept this expression from me as to the effect of such zoning change.

My property is basically the first property north of the Beltway, with the driveway leading directly into Greenspring. From mid-December through April, I have no less than 15 intrusions upon our property per week of various people looking for the business office of the Petitioner. This has been going on for approximately four years. The people who drive up to our home do so at all hours. It has been as late as 11:00 P.M. at night and exceptionally heavy on Saturdays and Sundays.

Our property, together with the Petitioner's property, are both located in a truly residential section of Baltimore County. We oppose any change of use of the home residence property. We oppose the extent to which the Petitioner's property is being used and has been used over the past four

Arnold Jablon
Zoning Commissioner for Baltimore County
February 13, 1987
Page Two

plus years. It is used now as an accounting office without proper authorization, and we are feeling the effects of such use.

Very truly yours,
KAPLAN, KAPLAN & STEELMAN

SK/rmp
cc: Greenspring Improvement Association

MAR-ZALEA

Arthur F. Martin
810 S. GREENSPRING AVENUE
BALTIMORE, MD 21208
(301) 455-3071

To - Baltimore County Zoning Board
and
To Whom It May Concern
From - Arthur F. Martin
Subject - Requesting a Special Exception for property on
7909 Greenspring Avenue.

I definitely object to any special exception or zoning for an accounting office at 7909 Greenspring Ave. or any property in this area. Most of the people in this area bought property here because it was rural and private. Once an exception or zoning is made it will lower the value of the properties around it and commercialism will creep in and ruin the neighborhood.

In recent years, the number of cars parked at this residence (7909 Greenspring Ave.) during the day has increased a great deal. This indicates that the property is being used commercially. Most of the cars parked there remain parked there for most of the day. This means that quite a few people are working there.

I listed below are the number of cars that I saw parked on the property.
Feb. 16, 1987 = 10 cars, mid-afternoon, Feb. 17 = AM - 6 = 4:30 PM, 11 cars.
Feb. 18 - 11:30 AM - 8 cars - 3:30 PM, 13 cars, Feb. 19 - 4:30 PM, 9 cars.
Feb. 20 - 4:25 PM - 8 cars, Feb. 21 - 10 AM - 11 cars, 1 truck.
Feb. 22 - 12:30 PM - 8 cars - 1 truck, Feb. 23 - 2nd - 3 PM 5 cars 1 truck.

With the number of cars using this property during the day, indicates that it is commercial and should be closed down and required to be an accounting office where commercial offices are allowed.

Submitted by:
Arthur F. Martin

P.S. - I also own property (residential) just one lot down
Grasty Road. The above mentioned property.
The building MAR-ZALEA is not commercial.
It is the second of my place with 3000 more sq. ft.

PETITION
To: BALTIMORE COUNTY ZONING COMMISSION
Re: Case No. 87-350-SPH
Greenspring Ave. and Grasty Road
Subject: Opposition to Allowing of Nonconforming Use for
Office Purposes

We, the undersigned, residing in the immediate neighborhood of the subject property in Case No. 87-350-SPH, oppose the allowance of a nonconforming use for office purposes for such property.

NAME	ADDRESS
Robert Hammond	8407 Greenspring Ave 31208
Kathleen F. Hullman	2522 Woodvalley Dr.
Walter D. D. D.	2422 Woodvalley Drive
James D. D. D.	8405 Greenspring Ave
Marjorie L. Larson	"
Camille A. A.	8407 Greenspring Ave
William A. A.	8407 Greenspring Ave
Molly A. A.	925-533 Hinson Rd.
Robert A. A.	8407 Greenspring Ave
Barry A. A.	8407 Greenspring Ave

LAW OFFICES
LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 521 0600

March 17, 1987

Theodore W. Hirsch, Esquire
8403 Greenspring Avenue
Baltimore, MD 21208

Re: Petition for Special Hearing
Southeast Corner Greenspring
Avenue and Grasty Road
7909 Greenspring Avenue
Walter Goodrich, Petitioner
Case No. 87-350-SPH

Dear Mr. Hirsch:

Enclosed herewith you will find a photo copy of my letter to the Deputy Zoning Commissioner for Baltimore County together with attachments thereto. After you have reviewed the permit, please call me to advise as to whether you wish to submit any memorandum or argument with regard to the matter.

Very truly yours,

Julius W. Lichte

JWL:lsp

Enclosures

DP 3
1/79

Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT DO
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 3-17-87
PROJECT NO: 29010
PROJECT NAME: WALTER AND ARLENE GOODWICH
ADDRESS: 7909 GREENSPRING AVE. BALTIMORE 21208
SUBJECT: E S GREENSPRING AVE S E CORNER GRASTY RD. 7909

A. TYPE OF IMPROVEMENT

1. NEW BUILDING CONSTRUCTION	2. ADDITION	3. ALTERATION	4. REPAIR	5. WASHING WATER NO LAUNDRY EXTRACTOR	6. REMODEL	7. OTHER
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B. OWNERSHIP

1. INDIVIDUALLY OWNED	2. JOINTLY OWNED	3. PARTIALLY OWNED	4. PROPOSED UNL. SFD AND ADDITIONS
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C. TYPE OF USE OF ROOM ONE

1. RESIDENTIAL	2. COMMERCIAL	3. INDUSTRIAL	4. OTHER
----------------	---------------	---------------	----------

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

38 SOUTH CHARLES STREET
SIXTH FLOOR
BALTIMORE, MARYLAND 21201-3080

THEODORE W. HIRSH
OWNER'S DIRECT MAIL NO.
1500 782-8677

TELEPHONE (410) 242-1889
HARPOUN (410) 242-1889
TELEX (710) 242-1874
RAP MAILER (410) 242-1874

1500 CONNECTICUT AVENUE, N.W.
WASHINGTON, D.C. 20036-1404
TELEPHONE (202) 775-0088

March 23, 1987

Commissioner Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Southeast Corner Greenspring Avenue
and Grasty Road
7909 Greenspring Avenue
Walter Goodwrich, Petitioner
Case No. 87-350-SPH

Dear Commissioner Jung:

I have received copies of building permits relating to the construction at 7909 Greenspring Avenue in 1980 and 1981. In light of the Petitioner's testimony and this supporting evidence, it would seem that the construction was completed prior to the change in the Baltimore County Zoning Regulations affecting professional offices in a home. That issue is no longer involved in this proceeding.

I have prepared a Memorandum in Opposition to the Petition in this matter. A copy of that memo is enclosed with this letter. Should you want any additional information or memorandum on any of the issues, please advise.

Sincerely,

Theodore W. Hirsh
Theodore W. Hirsh

Encl:
cc: Julius W. Lichter, Esq. w/encl

BALTIMORE COUNTY ZONING COMMISSION

BEFORE

COMMISSIONER JEAN M. H. JUNG

IN THE MATTER OF
WALTER Y. GOODWICH
APPLICATION FOR
FINDING OF EXISTING
NONCONFORMING USE

CASE NUMBER 87-350-SPH

PROTESTANTS' MEMORANDUM
IN OPPOSITION

ISSUE

The proceeding before the Commission involves the application of Walter Y. Goodwrich and his wife, for a finding that the present accessory use of their residence as a professional office qualifies as a nonconforming use so as to allow them to continue to operate an accounting business at that location.

PROCEEDING

The present proceeding was initiated by the filing of a complaint asserting that Mr. Goodwrich operated a business at his residence in violation of the Baltimore County Zoning Regulations. An investigation was made of the complaint and Mr. Goodwrich was cited for a violation of the Baltimore County Zoning Regulations. In response to that citation, Mr. Goodwrich alleged that the business operation at his residence constituted a nonconforming use of that property and was therefore legally operated under the nonconforming use exception. The hearing before the Commission relates to the defense asserted by Mr. Goodwrich.

The hearing was held before Commissioner Jung, at the Baltimore County Office Building on Tuesday, February 24, 1987, scheduled for 10:15 AM.

THE LAW

The Zoning Regulations of Baltimore County have contained a provision allowing the continuation of certain nonconforming uses through all times relevant to this proceeding. The relevant portion of this Regulation reads as follows:

In the Matter of Walter Y. Goodwrich, et ux
Case No. 87-350-SPH
Protestants' Memorandum in Opposition
Page 2

Section 104.1. A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations;

Section 101 of the Regulations defines the nonconforming use to mean

Nonconforming Use: A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such use. A specifically named use described by the adjective "nonconforming" is a nonconforming use. [emphasis added]

At the present time, the Regulations provide for certain uses of property located in a D.R. zone which are permitted as a matter of right and certain other uses which require the granting of a Special Exception by the Zoning Commission. Under the provisions of the current Zoning Regulations the use of property located in a D.R. zone as a professional office is one which is prohibited in the absence of a special exception. [Section 1801.1.C.9B] However, prior to a change in the Zoning Regulations, effective August 26, 1982, the conduct of a professional practice in a residence was a permitted accessory use, subject to that accessory use meeting and conforming to the limitations imposed by the then existing Regulations. [Section 1801.1.A.14.e.] The provision of the Regulations then applicable to professional office use read as follows:

e. Offices or studios of physicians (sic), dentists, lawyers, architects, engineers, artists, musicians, or other professional persons, provided that any such office or studio is established within the same building as that serving as the professional person's bona fide residence; does not occupy more than 25 per cent of the total floor area of such residence; and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees.

The requirements under the Regulations prior to August 26, 1982, for the accessory use as a professional office are almost identical to the present provisions of the Regulations applicable to the Special Exception use for such purposes. [Section 1801.1.C.9B]

In the Matter of Walter Y. Goodwrich, et ux
Case No. 87-350-SPH
Protestants' Memorandum in Opposition
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THE FACTS

Mr. Goodwrich has lived in and has operated a professional accounting practice at the property located at 7909 Greenspring Avenue, Baltimore County, Maryland, since 1976. On his initial occupancy of the property, Mr. Goodwrich occupied a portion of the lower level as an office area, and in 1981 or 1982, expanded that office area by building an addition to his residence. Thereafter, approximately 865 square feet of the residence were used for the conduct of the accounting business. At all times relevant to this proceeding, Mr. Goodwrich has employed both a professional and nonprofessional staff to assist him in the conduct of his accounting business operated at that location.

Although the proceeding held before the Commission included conflicting testimony relating to when certain of the space used for the business was actually constructed, following the hearing, certain additional information was exchanged between the Petitioner and the Protestants showing that the addition to the Petitioner's home which is currently used as the professional office was completed sometime prior to August 26, 1982, the date of the change in the applicable Zoning Regulations.

Although the Zoning Regulations applicable in 1976, in 1981 and until August 26, 1982, limited the use of a residence as a home office by restricting the number of employees and staff involved in the business, Mr. Goodwrich's operation was at all times during its operation in direct violation of the limitations imposed by the Regulations allowing the accessory use of a professional office in a residence. Even today, this violation continues.

The evidence in this case is undisputed. In fact, Mr. Goodwrich admitted at the hearing that he has employed a staff grossly in excess of the limitations imposed by the prior and current Regulations governing the operation of a professional office in a residence. What is this evidence?

First - On the investigation of the initial zoning complaint by Mr. Perlow, an officer of the Commission, he was advised on May 9, 1986 by Mr. Barry Bond, an employee of Mr. Goodwrich, that there were 6 persons employed at the premises. Later, at the hearing, Mr. Bond attempted to recant this statement by asserting that what he really meant was that the office formerly employed up to 6 persons.

Second - Mr. Goodwrich testified that he has employed the following persons throughout his occupancy of the property at 7909 Greenspring Avenue as employees employed in and associated

In the Matter of Walter Y. Goodwrich, et ux
Case No. 87-350-SPH
Protestants' Memorandum in Opposition
Page 4

with the operation of his accounting business at that location -

Jane Henusett, an accountant. Ms. Henusett formerly was employed on a part time basis but has recently changed to a full time employee.

Barry Bond, an accountant. Mr. Bond was employed on a full time basis until recently when he departed to start his own accounting practice.

Rebecca Knight, a bookkeeper and secretary who is employed on a full time basis.

Kathy Lassiter, a bookkeeper who is employed on a part time basis.

Herbert Schere, an accountant who is employed on a part time basis.

Howard Max, an accountant who is employed on a part time basis.

Alan Kahn, an accountant who is employed on a part time basis.

Although the testimony of Mr. Goodwrich and that of Mr. Bond attempted to down play the frequency of the presence of each of the named employees, there is no dispute that at all times during the period that Mr. Goodwrich operated his business at his residence, the roll of persons working at this residence was as follows:

Professional	Nonprofessional
Walter Goodwrich	Rebecca Knight
Jane Henusett	Kathy Lassiter
Barry Bond	
Herbert Schere	
Howard Max	
Alan Kahn	

This listing of employees involved in the operation of the business activity does not include the cleaning person who was

In the Matter of Walter Y. Goodwrich, et ux
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Protestants' Memorandum in Opposition
Page 5

also employed by Mr. Goodwrich and who cleaned the office premises.

DISCUSSION

The matter before the Commission must be viewed in light of the Zoning Regulations, the purposes of those Regulations, and how those Regulations seek to protect the surrounding areas impacted by their provisions.

The prior Regulations allowing a professional office use of this type of property authorized the conduct of a limited type of business in a residence. Not any type of business, but only a professional practice. It is clear that the intent of the Regulation was to allow only a type of business and a method of operation of that business which would have little if any impact on the surrounding residential area in which it operated. The change made in 1982 recognizes the possibility of abuse by an amendment to the language of the regulation. The pre-1982 accessory use language allowed the professional use in the bona fide residence of the professional. The possibility of abuse and detrimental impact on the residential area by a professional operating from more than one residential location led to the change of this restriction to allow such practice only from the primary residence of the professional. In addition, the possibility not only abuse by of adverse impact on a residential area was further guarded by requiring that a special exception be obtained for such professional activity rather than allowing that activity as merely a permitted accessory use.

What else did the pre-1982 Regulations seek to do to protect the surrounding residential areas? By restricting the number of employees at the residential professional office in two ways. Limiting the number of professional employees and limiting the number of nonprofessional employees, the surrounding residential area was to be protected from an adverse impact of having a business, although limited, conducted in its midst.

First, the these Regulations limited the total number of persons involved in the activity. The wording of the Regulation is quite restrictive. It does not merely refer to the number of employees at the site, but rather states that the professional practice "does not involve the employment of more than one nonresident professional associate nor two other nonresident employees." This restriction applies to the professional practice and not just merely to the activity at the site. Only a maximum of four (4) persons could be involved in the activity. One of whom had to be the professional in whose residence the business was conducted. To allow otherwise would enable a major busi-

In the Matter of Walter Y. Goodwrich, et ux
Case No. 87-350-SPH
Protestants' Memorandum in Opposition
Page 6

ness activity to be operated from a residential area. In the present case, it was this departure from the limitations of the Regulations that has led to this proceeding. There are as many as eight (8) or nine (9) persons involved in the business operations of the petitioner at his residence, depending on whether the cleaning person is included in that number. [It is interesting to note that in the definition of a Home Occupation in Section 101 of the Zoning Regulations, the employment of a domestic servant is excluded in the computation of the number of employees, but in the professional office provisions, no such exclusion is present.]

The basis for this restriction on the number of persons involved in the professional activity is evident. It is an attempt to restrict the business activity conducted in the residential setting to a low level operation involving only a limited number of persons. By providing this number of persons restriction, the impact on the surrounding residential area is controlled and its impact lessened. If the activity is such that it involves the participation of more than the specified number of persons, it is not allowed in the residential zone. The Petitioner's own testimony makes this point quite clear. He noted that he had an off site employee (the called her an independent contractor) come to the residence to pick up work which was left by clients. The size of the business operation was too large for the employees on the site to handle. A greater number of clients came to the business location than the employees at that site could service. Again, an illustration of the reason for the limitation on the number of persons involved in the business activity. The Regulation did not intend the professional office to be a drop off site for work to be done by others.

Although it is the position of the Protestants that the number of employees restriction applies to both those employees on the premises and those off the site of the premises, in the present case that distinction is not essential to the resolution of the matter. There is undisputed evidence in the record, including the admission of the Petitioner, that the operation of the business at 7909 Greenspring Avenue does in fact involve the employment of more than the limited number of persons that are permitted under the prior Regulation or under the present Special Exception provision of the current Regulation.

Second, these Regulations limit the number of professional employees to only the resident owner and one (1) other. Again, this limitation serves the purpose of limiting the impact on the residential area by keeping the business activity to that which can be operated by only a limited number of professionals. The more professionals involved in the activity, the greater the

In the Matter of Walter Y. Goodwrich, et ux
Case No. 87-350-SPH
Protestants' Memorandum in Opposition
Page 7

amount of business that can be generated, and the more severe the impact of that business activity on the residential area. Each of the professionals involved in the conduct of a professional practice brings additional business to the site of that practice. This result is substantiated by the testimony of Mr. Bond, one of the professionals employed by the Petitioner. Mr. Bond testified that at the time he was employed by Mr. Goodwrich at the Greenspring Avenue site, he also serviced his own clients as well as those of Mr. Goodwrich. Mr. Bond's clients looked to him as their accountant. When Mr. Bond left the employ of Mr. Goodwrich those clients went with him. Petitioner himself cited examples of how his "off site" professional employee was required to come "on site" to meet with clients. Another example showing the reason for the number of professionals limitation.

The wisdom of limiting the number of professionals is evident in the present case. The volume of business generated by as many as six (6) professionals involved in the business activity conducted by the Petitioner has taken its toll. Mr. Goodwrich testified that he has clients coming to this residential community location as late as 10:30 or 11:00 P.M. In a letter to the Commission, Mr. Sidney Kaplan noted that at certain times during the year there are "no less than 15 intrusions upon ... [his] ... property per week of various people looking for the business office of the Petitioner. The people who drive up to ... [his] ... home do so at all hours. It has been as late as 11:00 P.M. at night and exceptionally heavy on Saturdays and Sundays." Other testimony at the hearing referred to this same impact on the residential areas abutting Mr. Goodwrich's property.

The volume of business of a professional practice is directly proportionate to the number of professionals involved in that business. In the present case, there is no dispute that more than two (2) professionals have at all times relevant to this proceeding participated in the business operation and continue to participate in the conduct of the business at the time of the hearing.

In order for the Petitioner, Mr. Goodwrich, to sustain his claim that there has been a pre-existing use which would allow him to continue to operate at the Greenspring Avenue site as a nonconforming use, it is incumbent on him to show that the pre-existing use was a legal use under the then applicable Baltimore County Zoning Regulations and it is that pre-existing legal use which is continuing. It is clear from the evidence in this case that the business use to which the property has been put in the past has been and continues to be in violation of the Baltimore County Zoning Regulations. It was not a legal use when it commenced. It was not a legal use when the Petitioner expanded its

In the Matter of Walter F. Goodwrich, et ux
Case No. 87-350-SPH
Protestants' Memorandum in Opposition
Page 8

scope by making a large addition to his residence in 1980 or 1981. It was not a legal use on the effective date of the change of the Zoning Regulations, August 26, 1982. And, it is not a legal nonconforming use today. The use of the residence by Mr. Goodwrich is and has been in clear violation of the Zoning Regulations during all periods relevant to this proceeding, and cannot be deemed to be a pre-existing legal use of the property which would enable the Petitioner to now assert the right to continue that use as a nonconforming use of the property.

CONCLUSION

The Petitioner, Mr. Walter Goodwrich, should be prohibited from continuing the operation of the accounting business at 7909 Greenspring Avenue, Baltimore County, Maryland as being in violation of the Baltimore County Zoning Laws and Regulations.

Respectfully submitted,

Theodore W. Hirsh
Theodore W. Hirsh
8403 Greenspring Avenue
Baltimore, MD 21208
(301) 653-9448 Residence
(301) 332-8577 Office

77/99
Or Dr

LAW OFFICES
LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600

March 25, 1987

Commissioner Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Southeast Corner Greenspring
Avenue and Grasty Road
7909 Greenspring Avenue
Walter Goodwrich, Petitioner
Case No. 87-350-SPH

Dear Commissioner Jung:

In accordance with our understanding, and in view of the fact that Mr. Hirsh has submitted a memorandum to you under cover letter of March 23, 1987, I will be submitting to you a memorandum on behalf of the Petitioner on or before April 3, 1987.

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL:lsp

cc: Theodore W. Hirsh, Esquire

HAND DELIVERED

RECEIVED
MAR 25 1987

ZONING OFFICE

IN THE MATTER OF
PETITION FOR
SPECIAL HEARING TO
CONFIRM OFFICE USE AT
7909 GREENSPRING AVENUE
AS A NON-CONFORMING USE
WALTER GOODWICH-PETITIONER

RECEIVED
APR 9 1987
ZONING OFFICE

BEFORE
OFFICE OF ZONING
COMMISSIONER FOR
BALTIMORE COUNTY
CASE NO. 87/350-SPH

PETITIONER'S MEMORANDUM

FACTUAL BACKGROUND

The Petitioner has been a practicing accountant for 27 years in the Baltimore Metropolitan Area. Through 1972 he practiced his profession in Baltimore City and in January, 1973, he moved his office to Walker Avenue in Pikesville. In December, 1975, he acquired 7909 Greenspring Avenue and moved in with his family and also moved his professional offices into his residence. He has conducted his professional practice from December, 1975, to date at 7909 Greenspring Avenue and desires to continue utilizing 865 square feet of the premises as his professional offices.

This Petition was initiated by Mr. Goodwrich as a result of the filing of a Zoning Complaint by persons who do not live in the area, one of which is located in Rockville, Maryland, and the other in Reisterstown, Maryland, and neither of which appeared at the hearing. Subsequent to the filing of the Complaint, inaccurate, inflammatory and false information by persons unknown

and never disclosed was disseminated to area residents as to the longstanding and legally authorized professional accounting practice conducted by the Petitioner at this residence.

In December, 1975, through the time of the adoption of Bill No. 105 in 1982, offices of professional persons were permitted as a matter of right provided the use does not occupy more than 25% of the total floor area of the residence and does not employ more than one non-resident professional associate and two other non-resident employees.

The Petitioner produced uncontradicted testimony at the time of the hearing, and with supplemented information following the hearing, proved that the space dedicated to office use and utilized as a matter of right was less than 25% of the total floor area of the residence.

The testimony at the hearing showed that the professional practice has consisted of two full-time professionals, including Mr. Goodwrich, a part-time bookkeeper and a full-time secretary, thereby complying with the limitations set forth in the Baltimore County Zoning Regulation 1B01.1A. 14.e to the adoption of Bill No. 105 of 1982 and 1B01.1C.9B by virtue of the adoption of Bill No. 105 of 1982 and thereby a conforming use in the DR zone.

The testimony further reflected that sometime during the tax return season that in the evening hours part-time personnel were utilized at times when the non-resident professional, the secretary and the bookkeeper had left for the day to assist in

2

the processing of returns prepared by the professionals and that certain of the part-time personnel who had professional credentials who had full-time positions elsewhere assisted in the processing of the returns thereby performing clerical type functions. Mr. Hond, the former full-time professional associate, stated to the Zoning Inspector that there were 6 persons employed, and testified that he included in that number the part-time persons who were utilized during the tax season to process tax returns.

The testimony clearly set forth that the practice has and continues to be conducted with two(2) professional and two (2) other non-resident employees. The part-time personnel on occasion during the tax season have been utilized in place of the non-resident personnel in the evening hours.

The property is maintained in an excellent manner in keeping with the residential character of the area and without any indication by sign or otherwise that an office or other non-residential activity exists.

ISSUE PRESENTED

IS THE PROFESSIONAL ACCOUNTING PRACTICE CONDUCTED BY THE PETITIONER AT 7909 GREENSPRING AVENUE SINCE DECEMBER, 1975, TO DATE A VALID NON-CONFORMING USE?

I AM

The use of property located within DR zones for office purposes were permitted as of right until 1982 by Section

3

1B01.1A.14.e. and thereafter by Special Exception pursuant to Section 1B01.1C.9B of the Baltimore County Zoning Regulations. Both sections provide and allow offices of professional persons in residential zones,

"...provided that any such office or studio: is established within the same building as that serving as the professional person's bona fide residence; does not occupy more than 25 per cent of the total floor area of such residence; and does not involve the employment of more than one nonresident professional associate nor two other nonresidential employees."

Section 104.1 and Section 101 of the Baltimore County Zoning Regulations provide the guidelines for defining and applying the regulations as to Non-Conforming Uses.

CLOSING ARGUMENT

The hearing before Commissioner Jung which took place on February 24, 1987 revealed and substantiated the following:

1. The premises 7909 Greenspring Avenue is the bona fide and primary residence of Walter Goodwrich and family and has been since 1975.
2. Walter Goodwrich is a professional pursuant to the regulations.
3. That the square footage within the residence utilized for office use is less than 25% of the total square footage of the residence.
4. The Professional Office use was initiated in December, 1975, and has been conducted since that time as a permitted and as of right use in the DR zone.

4

5. The office is utilized by Mr. Goodwrich, a non-resident professional accountant, a part-time bookkeeper, and a full-time secretary.

6. During the tax season, part-time staff are occasionally employed in the office when the non-resident personnel referred to above have completed their work day and those part-time people take their place to process tax returns prepared by the professional accountants.

7. The references made by Mr. Hirsch in his memorandum as to the number of persons employed at the residence are contrary to the evidence presented as Mr. Hond and Mr. Goodwrich testified as stated in Paragraph No. 5 above and that the part-time personnel that were utilized in the office during the tax season were present only after the regular staff left for the day.

8. That other than during the tax season during the interval of time when the day personnel left and the evening hour part-time personnel were reporting for work that not more than two (2) professionals and two other employees worked in the office.

9. That the subject property has no sign or other office or commercial designation.

10. That the subject property is maintained in excellent residential condition and character compatible with the area with more than adequate parking area on the property.

11. That the Goodwrich family and the employees have maintained an excellent relationship with their neighbors. That

5

the Goodwrich family has four (4) vehicles and the three (3) employee vehicles together with clients park on the property and no evidence of parking related to the office use was shown to exist on the surrounding streets.

12. That Mr. Goodwrich has not been made aware of any complaints that office visitors or employees parked on the street, which parking if it were to occur would be permitted as more than the required parking is provided on the Goodwrich property.

The Petitioner affirmatively states that he will conduct his practice within the limitations set forth in the regulations and specifically as to the number of employees permitted and space allocated to office use.

There has not been a change of use or any abandonment or discontinuation of said use. The Petitioner has utilized the office use in accordance with the regulations and should be protected by the confirmation of the conforming office use.

Respectfully submitted,

Julius W. Lichter
Julius W. Lichter
Levin, Gann & Hankin, P.A.
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer
Zoning Supervisor

FROM: James Thompson
Zoning Enforcement Coordinator

SUBJECT: Item No. 228 (if known)
Petitioner: GOODWICH (if known)

Date: 12/5/86

VIOLATION CASE # C-86-1226

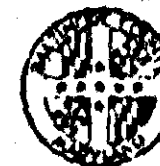
LOCATION OF VIOLATION 7909 GREENSPRING AVE.

DEFENDANT WALTER & ARLENE GOODWICH ADDRESS 7909 GREENSPRING AVE.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
① Phil Schmel	966 Hungerford Drive, Rockville, Md 20850
② Phil Goldmire	511 Main Street, Reisterstown, Md. 21136

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 228 Zoning Advisory Committee Meeting are as follows:

Property Owner: WALTER GOODWICH
Location: SE/C GREENSPRING AVENUE AND GRASTY ROAD
District: 3RD

APPLICABLE ITEMS ARE CIRCLED:

- 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.E.S.I. #17-1 - 1982) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- 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.
- 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.
- All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-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 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.
- 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 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.
- 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 Group _____ to Use Group _____, or to Mixed Use Group _____ & _____ See Section 318 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 514.0 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: IF THE OFFICE EXCEEDS 10% OF THE FLOOR LEVEL ON WHICH IT IS LOCATED A CHANGE OF OCCUPANCY PERMIT SHALL BE REQUIRED FOR THAT SPACE. A MINIMUM 1 HOUR FIRE SEPERATION SHALL BE REQUIRED AND THE EXITS FOR EACH USE SHALL BE SEPERATE AND INDEPENDENT. SEE SECTION 313.0 & SECTION 1405.5.3
- 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 Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Schumacher
By: C. E. Schumacher, Chief
Building Plans Review

[illegible]

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
February 5 1887

THE JEFFERSONIAN

Cost of Advertising
35.75

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting February 4, 1928
 Posted for: Special Hearing
 Petitioner: Walter Dondurich
 Location of property: SE corner of Green Spring Ave. and Grady St.
(7929 Green Spring Ave.)
 Location of Sign: SE corner of Green Spring Ave. and Grady Rd.

Remarks: _____
 Posted by S. J. Arata Date of return: February 6, 1928
 Signature _____
 Number of Signs: 1

[illegible]

85035

Pikesville, Md., Feb. 4, 1987

REIFY, that the annexed advertisement
 in the NORTHWEST STAR, a weekly
 published in Pikesville, Baltimore
 and before the 24th day of
 19 87
 publication appearing on the
 day of Feb. , 19 8
 publication appearing on the
 day of , 19
 the third publication appearing on the
 day of , 19

THE NORTHWEST STAR

Cost of Advertisement \$22.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 29835

DATE 12/4/86 ACCOUNT PL 615-000

AMOUNT \$ 100.00

RECEIVED FROM Lewis Gantt Hauling P.A.

FOR Split # 228

8102*****1900010 0515F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSION
 SE Corner of Greenspring Ave.
 and Quassy Rd. (7909 Greenspring : OF BALTIMORE COUNTY
 Ave.), 3rd District
 WALTER GOODWICH, Petitioner : Case No. 87-350-S1H

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 29th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 305 W. Chesapeake Ave., Suite 113, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE/cor. Greenspring Ave. and Grasty Rd.
(7909 Greenspring Ave.)
3rd Election District
Walter Goodrich - Petitioner
Case No. 87-350-SPH

TIME: 10:15 a.m.

DATE: Tuesday, February 24, 1987

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

AJ: ne

ccs: Mr. Walter Goodwich
7909 Greenspring Avenue
Pikeville, Maryland 2120

Mr. Phil Schimel
966 Hungerford Drive
Rockville, Maryland 20850

Mr. Phil Goldmine
511 Main Street
Reisterstown, Maryland 2113



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2566
410-4500

PAUL H. REINCK
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson Maryland 21204

EL: Property Owner: Walter Goodwick

Location: SE/C Greenspring Avenue and Grasty Road

Item No.: 228

Zoning Agenda: Meeting of 12/16/86

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.
- (X) 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.

REVIEWER: Capt J. J. Kelly 12/18/54
Planning Group
Social Interaction Division

/ ml

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
14th day of January, 1987.

Petitioner Walter Goodwich
 Petitioner's _____
 Attorney Julius W. Lichter, Esquire

ARNOLD JABLON
Zoning Commission

Received by: James E. Dyer

NOAH E. GERDER
DIRECTOR

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

JANUARY 28, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986
Item # 228
Property Owner: WALTER GOODWICH
Location: SE/C GREENSPRING AVE.
+ GRASTY RD.

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 22-98 of the Development Regulations.
- ☒ Developments on 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 is _____.
- ☒ 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.
- ☐ Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

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, 225, 227, 228, 229, 230, and 231.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

RECEIVED
FEB 3 1987
ZONING OFFICE

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Comments on Item # 228 Zoning Advisory Committee Meeting are as follows:

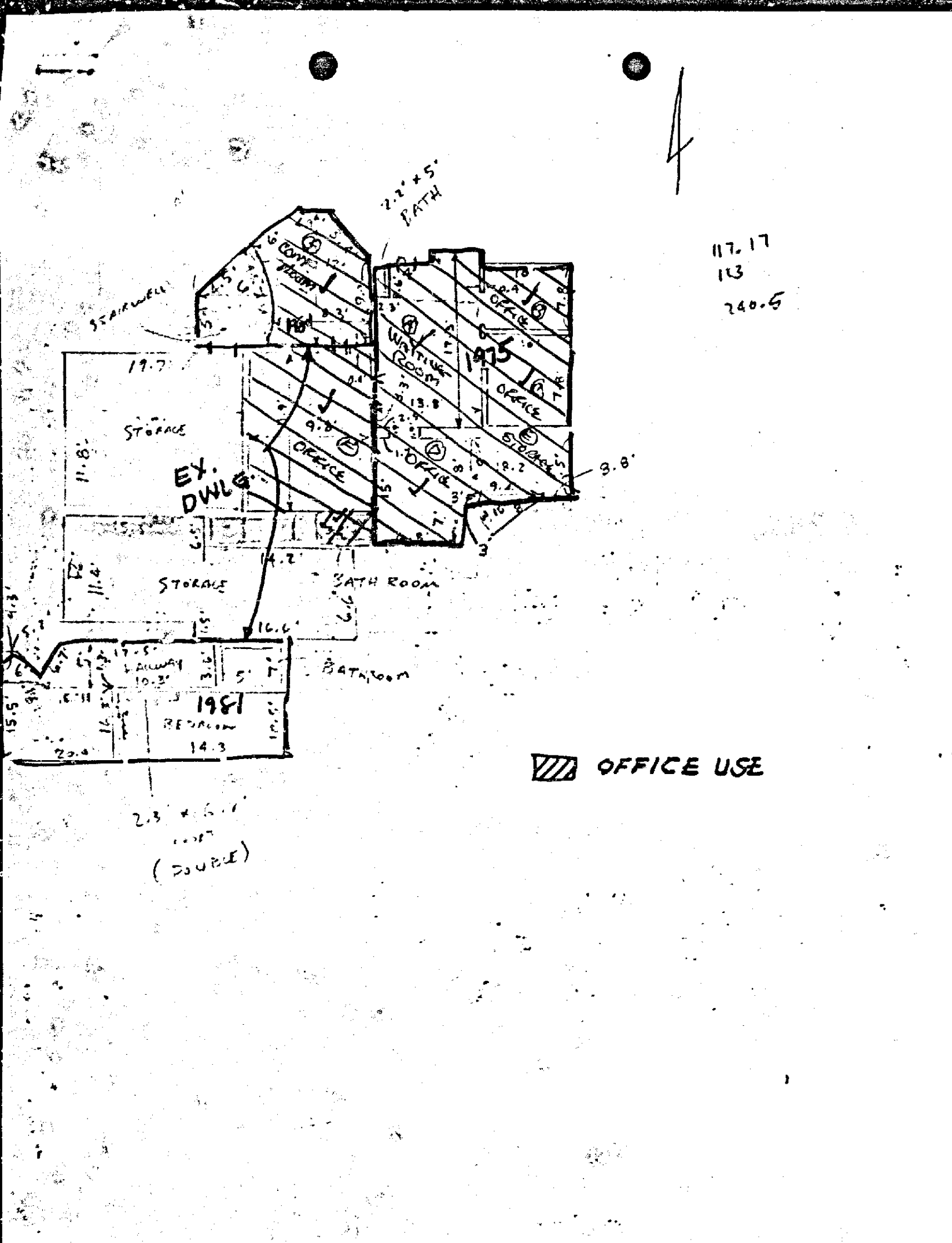
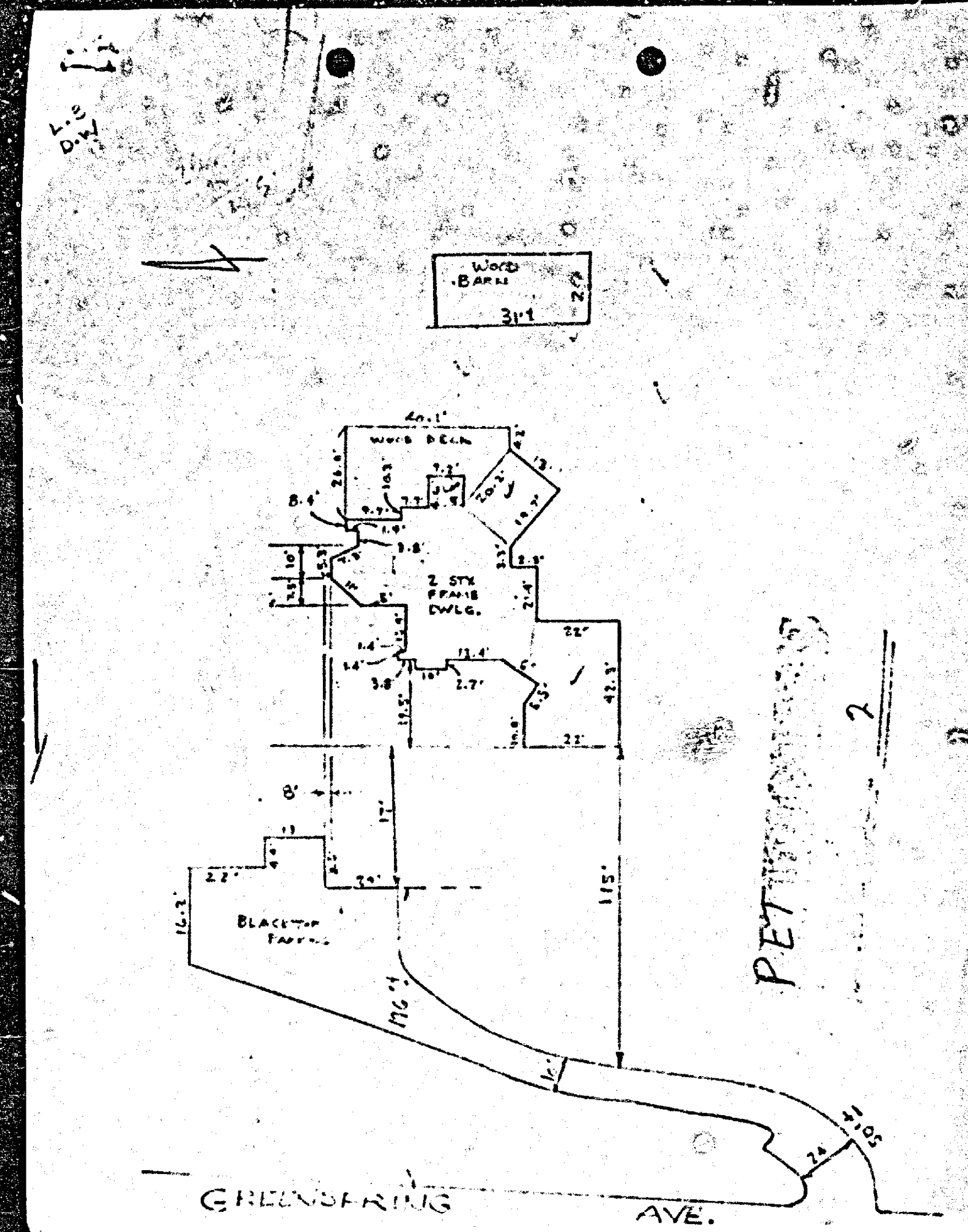
Property Owner: WALTER GOODWICH
Location: SE/C GREENSPRING AVENUE AND GRASTY ROAD
Subject: 3RD

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 617-85, the Maryland Code for the Handicapped and Aged (A.S.B.I. 617-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Supplemental seals are not acceptable.
5. All One Group except B-1 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls above 10'-0" to an interior lot line. Two One Group require a one hour wall 12' above 10'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 501.2 and Table 502. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Temporary Permit, an alternative 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 equally required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 514.2 of the Building Code as adopted by Bill 617-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: IF THE OFFICE EXCEEDS 10% OF THE FLOOR LEVEL ON WHICH IT IS LOCATED A CHANGE OF OCCUPANCY PERMIT SHALL BE REQUIRED FOR THAT SPACE. A MINIMUM 1 HOUR FIRE SEPERATION SHALL BE REQUIRED AND THE EXITS FOR EACH USE SHALL BE SEPERATE AND INDEPENDENT. SEE SECTION 313.0 & 313.1. These submittal comments reflect only the information provided by the drawings submitted to the Office SECTION of Planning and Zoning and are not intended to be construed as the full extent of any permit. If required the applicant may obtain additional information by visiting Room 121 of the County Office Building at 111 1405.5.3 V, Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
Michael S. Flanagan
Building Plans Review

W/ZT/M



ANY GAS OR ELECTRIC EMERGENCY CALL 685-0123 ANYTIME

For Customer Service, Meter and Bill Information, Call 685-0123 Monday thru Friday 8:30 AM to 5:00 PM
All other calls-Phone 234-5000

WALTER Y. GOODWICH
BOX 384 GREENSPRING AV
BALTO MD 21208

6424 ELRAY DR APT F

M2 EL8L5 64 52424*

WALTER Y. GOODWICH
ES GREEN SPRING AV
3M OLD CT RD
RFD 7 BOX 384
BALTIMORE MARYLAND 21208

M2 GR045 JV 30022

C&P Telephone

W Y GOODWICH
ECX 384 GREENSPRING AV
BALTIMORE MD 21209

301 484 3909
306 33
FEB 20 1974

Local Service FROM FEB 20 THROUGH MAR 19

ADDITIONAL MESSAGE UNITS 1055

CALLS & TELEGRAMS 4654

OTHER CHARGES AND CREDITS 54

DIRECTORY ADVERTISING 316

U.S. TAX 718

LOCAL TAX 6450

6450

WALTER Y. GOODWICH
6424 ELRAY DR
BALTIMORE MD 21209

301 764 2510
908 22
FEB 13 1974

Local Service FROM FEB 13 THROUGH MAR 12

ADDITIONAL MESSAGE UNITS 1015

CALLS & TELEGRAMS 81

OTHER CHARGES AND CREDITS 122

DIRECTORY ADVERTISING 1218

U.S. TAX 1218

C&P Telephone

WALTER GOODWICH
ECO
BOX 384 GREENSPRING
BALTIMORE MD 21208

301 653 0770
018 25
DEC 28 1975

Local Service FROM DEC 28 THROUGH JAN 27

ADDITIONAL MESSAGE UNITS 231

CALLS & TELEGRAMS 1848

OTHER CHARGES AND CREDITS 117

DIRECTORY ADVERTISING 202

U.S. TAX 162

LOCAL TAX 3729

WALTER GOODWICH
ECO
BOX 384 GREENSPRING
BALTIMORE MD 21208

301 653 0770
018 25
JAN 28 1976

Local Service FROM JAN 28 THROUGH FEB 27

ADDITIONAL MESSAGE UNITS 418

CALLS & TELEGRAMS 3344

OTHER CHARGES AND CREDITS 707

DIRECTORY ADVERTISING 327

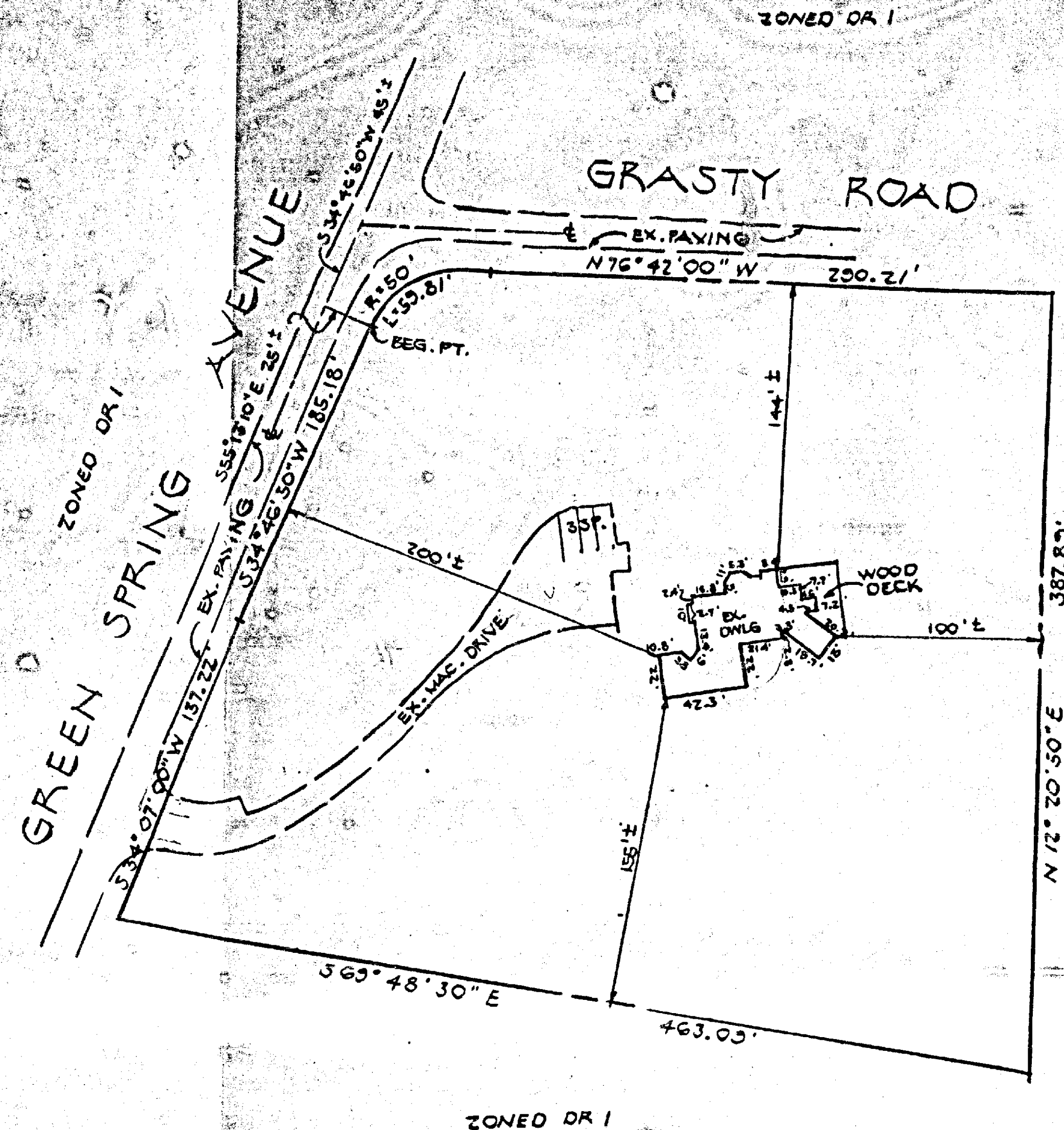
U.S. TAX 237

LOCAL TAX 9744

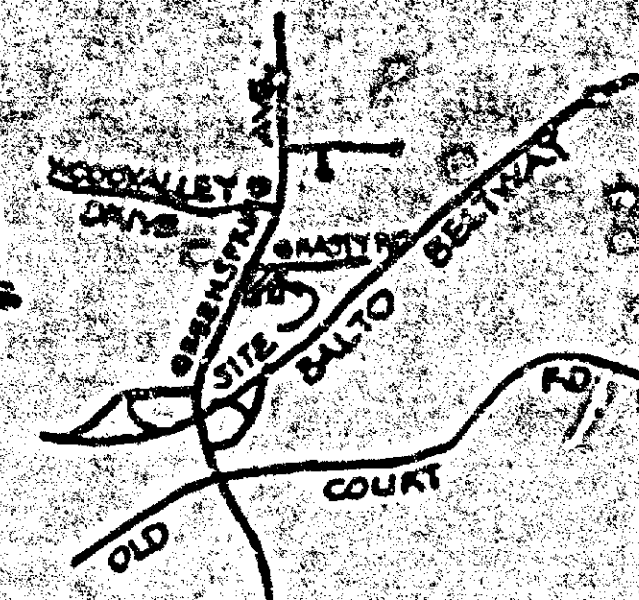
February 20, 1977

Subscribed: My Current
as a member of Mr.
Mrs. Walter Goodwich for
Eight years shows more
encouraged any problem
with them, I feel their home
at least four times every day
and never was behind by
any one going or leaving for

NOTES:
 1. EX. ZONING OR P.
 2. EX. USE: ACCOUNTANT'S OFFICE WITHIN THE SAME BUILDING AS THAT SERVING AS THE PROFESSIONAL PERSONS PRIMARY RESIDENCE.
 3. TOTAL FLOOR AREA: 4710 SF.
 4. PERMITTED OFFICE AREA: 4100 ± 25% = 1175 SF.
 5. PROPOSED OFFICE AREA: 868 SF ± 18%
 6. EMPLOYEES PERMITTED: RESIDENT PLUS 1 NON-RESIDENT PROFESSIONAL ASSOCIATE AND 2 OTHER NON-RESIDENT EMPLOYEES.
 7. PARKING REQ: 868 / 500 = 1.7
 8. PARKING PROPOSED: 3



LOCATION PLAN
 SCALE: 1" = 2000'



228
 57-350-SPH
 PLAN FOR SPECIAL EXCEPTION
 7909 GREENSPRING AVENUE
 ELECTION DISTRICT
 BALTIMORE CO, MARYLAND
 SCALE: 1" = 50' JULY 18, 1986

HUDKINS ASSOCIATES, INC.
 200 EAST JOPPA ROAD
 ROOM 101, SHELL BUILDING
 TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
 FROM: Planning & Zoning
 Norman E. Gerber

Date: February 10, 1987

SUBJECT: Zoning Petition No. 87-350-SPH

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

Norman E. Gerber
 Norman E. Gerber, AICP
 Office of Planning & Zoning

NEG:JGH:reda

RECEIVED
 FEB 12 1987
 ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
 February 17, 1987

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

Julius W. Lichter, Esquire
 305 W. Chesapeake Avenue, Suite 113
 Towson, Maryland 21204

RE: Item No. 228 - Case No. 87-350-SPH
 Petitioner: Walter Goodrich
 Petition for Special Hearing

Dear Mr. Lichter:

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 this case. 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:kbb

Enclosures

cc: Hudkins Associates, Inc.
 200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland 21204