

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 existence of non-conforming apartments in the basement at 2501 Yorkway (5 apartments total)

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

Attorney for Petitioner:

Newton A. Williams & Douglas Burgess

Nolan, Plumhoff & Williams, Chartered

(Type or Print Name)

Signature

204 W. Pennsylvania Ave.

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Legal Owner(s):

WESLEY D. PAUL

(Type or Print Name)

Signature

MILDRED T. PAUL

(Type or Print Name)

Signature

1907 Sunnberry Road 284-0723

Address Phone No.

Dundalk, Maryland 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Newton A. Williams

204 W. Pennsylvania Avenue

Towson, Maryland 21204

Address Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

of April, 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 21st day of May, 1987, at 10:30 o'clock

A.M.

Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR SPECIAL HEARING
NE/S Yorkway, 822' NW of
Leeway (2501 Yorkway); and,
PETITION FOR SPECIAL HEARING
NE/S Yorkway, 283.42' SE of
Leeway (2524 Yorkway)
12th Election District
7th Councilmanic District

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case Nos. 87-469-SPH and
87-470-SPH

Wesley D. Paul, et ux
Petitioners

The Petitioners herein request a special hearing to approve the existing five-apartment dwellings at 2501 and 2524 Yorkway as a non-conforming use.

Testimony by one of the Petitioners indicated that Mr. Paul purchased 2501 Yorkway in 1956 and 2524 Yorkway in 1960. At the time of purchase, the basement of 2501 Yorkway contained one apartment consisting of a living room, kitchen, one bedroom and a bathroom. When 2524 Yorkway was purchased, the basement contained one apartment consisting of a living room, kitchen, two bedrooms and a bathroom. Both apartments have been continuously rented since Mr. Paul's purchase. Chris Loucas, currently residing at 1110 Peachtree Road, Fallston, Maryland, testified that he was quite familiar with both sides of the 2500 block of Yorkway from the late 1930's until 1970. The apartment buildings were constructed by a Mr. Gebhart in 1940 or 1941, with each building containing four apartments, and no basement apartments (oil tanks were stored in the basements). In 1946, Mr. Loucas visited Mr. Gebhart in his office, located in the basement of one of the 2500 block apartment houses. Also in 1946, Mr. Loucas purchased 2504 Yorkway and hired a Mr. Spaw to construct one basement apartment before 1950. As far as he knows, Mr. Loucas was the first owner to add a basement apartment in the block. He added a second basement apartment to 2504 Yorkway no later than 1952. He is of the opinion that shortly after 1950, all, or almost all, the owners in the 2500 block added one or two basement apartments and moved the oil tanks from the basement to the rear yard. In 1949 Mr. Loucas purchased

2507 Yorkway, which already contained two basement apartments. He became familiar with 2529 Yorkway in 1948 when it had no basement apartment and knows that one basement apartment was constructed before 1950. Mr. Loucas subsequently purchased that building from his mother-in-law. His sister purchased 2504 Yorkway in the early 1950s with one basement apartment and did not add a second basement apartment.

There were no Protestants.

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, it appears most likely that both 2501 and 2524 Yorkway had one basement apartment constructed prior to 1955 and that the apartments have been continuously rented from the date of construction to the present. 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 12th day of June, 1987 that the two existing five-apartment dwellings as described herein, be approved as a non-conforming use, and as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

ORDER RECEIVED FOR FILING
Date 4/28/87
By [Signature]

PETITION FOR SPECIAL HEARING

12th Election District - 7th Councilmanic District

Case No. 87-469-SFH

LOCATION: Northeast Side of Yorkway, 822 feet Northwest of Leeway (2501 Yorkway)

DATE AND TIME: Thursday, May 21, 1987, at 10:30 a.m.

PUBLIC HEARING: Room 301, 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 existence of nonconforming apartments in the basement at 2501 Yorkway (5 apartments total)

Being the property of Wesley D. Paul, 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/S Yorkway, 822' NW of Leeway : OF BALTIMORE COUNTY
(2501 Yorkway), 12th District :
WESLEY D. PAUL, et ux, : Case No. 87-469-SPH
Petitioners :
:

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Counsel for Petitioners.

Peter Max Zimmerman

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

Arnold Jablon
Deputy Commissioner

June 12, 1987

Newton A. Williams, Esquire
Douglas L. Burgess, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/S Yorkway, 822' NW of Leeway
and Petition for Special Hearing
NE/S Yorkway, 283.42' SE of
Leeway (2501 & 2524 Yorkway)
12th Election District
7th Councilmanic District
Wesley D. Paul, et ux
Case Nos. 87-469-SPH and
87-470-SPH

Dear Messrs. Williams & Burgess:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petitions for Special Hearing have been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:rajs

Enclosures

cc: People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

May 12, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Yorkway, 822' NW of Leeway (2501 Yorkway)
12th Election District - 7th Councilmanic District
Wesley D. Paul, et ux - Petitioners
Case No. 87-469-SPH

Dear Mr. Williams:

This is to advise you that \$79.17 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.

Enclosed is a check payable to Baltimore County, Maryland, and remit to Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35865
DATE 5/12/87 ACCOUNT R-01-615-000
SIGN & POSTS
RETURNED
AMOUNT \$ 157.94
Ves-Mil Paul Co., 1907 Sunnberry Rd.,
Dundalk, Md. 21222
RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE NOS.
87-469-SPH and 87-470-SPH
FOR \$ 804300001579412 8218F
VALIDATION OR SIGNATURE OF CARRIER

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
6th day of April, 1987

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Wesley D. Paul, et ux Received by: James E. Dyer
Petitioner's Attorney: Newton A. Williams, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: APRIL 13, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-A65-SPH, 87-469-SPH and 87-470-SPH

In view of the subject of these petitions, this office offers
no comments.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: *Arnold Jablon* *J. E. Dyer* Date: March 17, 1987
FROM: James Thompson
SUBJECT: Item No. 295 Item No. 296
2501 Yorkway and 2524 Yorkway

Having just spoken to Arnold Jablon regarding the above referenced petition, please be advised that he wants them set in for a hearing date as soon as possible.

Wesley D. and Mildred T. Paul are the property owners and they are represented by Newton A. Williams, Esquire.

Our office has two active cases on file, C-86-595 and C-86-606.

JHT:ecb

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1987

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

csg

Chairman

MEMBERS

Bureau of Engineering

Department of

Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams, Chartered
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 295 - Case No. 87-469-SPH
Petitioner: Wesley D. Paul, et ux
Petition for Special Hearing

Dear Mr. Williams:

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

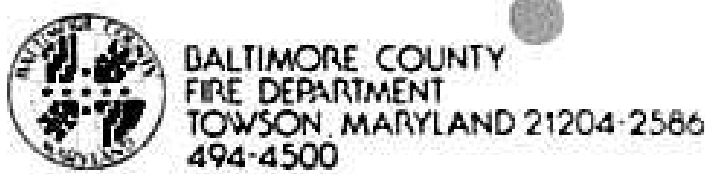
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,

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

JED:kxb

Enclosures



PAUL H. REINCKE
CHIEF

February 21, 1986

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Wesley D. Paul

Location: NE/S Yorkway, 822' NW of Leeway

Item No.: 295 Zoning Agenda: Meeting of 2-25-86

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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. Bedrooms & living room shall have windows for rescue & ventilation Sec. 22.2.2.1
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/nb



TED ZALESKI, JR.
DIRECTOR

February 28, 1986

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

Dear Mr. Jablon:

Comments on Item # 295 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wesley D. Paul, et ux
Location: NE/S Yorkway, 822 feet NW of Leeway
District: 12th.

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 Building Code and other applicable Codes and Standards. See Section 809.1, Section 802.2.

A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.

E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 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 101, Section 102.2, Section 106.2 and Table 102.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and see your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Accessory 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 _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments: Basement apartments shall comply with 103.1 as amended by Council Bill #17-85. Risers shall comply with Section 809.3 and bedrooms shall comply with Section 809.4. Smoke detectors shall be in compliance to Sections 1716.3.4.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

John F. O'Neill
John F. O'Neill, Chief
Building Plans Review

4/22/86



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

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. -ZAC- Meeting of February 25, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Across:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 289, 290, 291, 292, 294, 295, 296, 297, 298, 299, 300, and 301.

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

MES/bld

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS 11th day of January,

in the year one thousand nine hundred and seventy-nine, by and between JAMES W. PAUL, WESLEY D. PAUL and MILDRED T. PAUL, his wife, all

Grantors of the first part and of Baltimore County, State of Maryland, parties WESLEY D. PAUL and MILDRED T. PAUL, his wife,

of the second part, Grantees.

TRANSFER TAX NOT REQUIRED

RANDOLPH B. ROSENKRANTZ

CLERK OF THE COURT

BALTIMORE COUNTY, MARYLAND

Per: *[Signature]* 1-17-80 AUTHORIZED SIGNATURE

Re: 11-80

WITNESSETH, That without consideration,

the said James W. Paul, Wesley D. Paul and Mildred T. Paul, his wife,

do grant and convey to the said Wesley D. Paul and Mildred T. Paul, his wife, as tenants by the entirety, their assigns, the survivor of them, his or her

personal representative, and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say:

Part of Block 8 as shown on a plat entitled "Plat No. 4 of Dundalk", dated April, 1940 and filed among the Land Records of Baltimore County in Liber CWB Jr. No. 12, folio 63 and being also part of the portion of Block 8 which by deed dated November 2, 1942 was conveyed by The Dundalk Company to Yorkway Village, Inc. and being more particularly described as follows:

BEGINNING FOR THE SAME at a point on the southwesterly line of Block 8, which is also the northeasterly line of Yorkway as now laid out, distant 822.88 feet northwesterly measured along the said southwesterly line of Block 8 from the northwesterly line of Leaway as now laid out sixty feet wide, all as shown on said plat, and running thence north 54 degrees 46 minutes 10 seconds East 101.33 feet, part of which distance is intended to be along the center line of a party wall there situate to intersect the southwesterly line of a fourteen foot alley there situate; thence binding on the southwesterly line of said alley the two following courses and distances: North 38 degrees 46 minutes 09 seconds west 59.69 feet and north 84 degrees 24 minutes 34 seconds west 13.98 feet to intersect the southeasterly line of a fourteen foot alley there situate; thence binding on the southeasterly line of said alley south 49 degrees 57 minutes 01 seconds west 91.09 feet to intersect the aforesaid southwesterly line of Block 8; thence binding on the said southwesterly line of Block 8 southeasterly on a curve to the right with a radius of 1310.00 feet for a distance of 61.18 feet to the place of beginning. The improvements thereon being known as No. 2501 Yorkway.

BEING THE SAME lot of ground which by deed dated October 10, 1956 and recorded among the Land Records of Baltimore County in Liber GLB No. 3031, folio 291 was granted and conveyed by Howard M. Reardon, et ux, et al, unto James W. Paul and Mary E. Paul, his wife, and Wesley D. Paul and Mildred T. Paul, his wife.

[Handwritten notes and signatures]

THE SAID Mary E. Paul having departed this life on or about the 27th day of February, 1969, thereby vesting her interest in the said James W. Paul.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said Wesley D. Paul and Mildred T. Paul, his wife, as tenants by the entirety, their assigns, the survivor of them, his or her

personal representatives, and assigns, in fee simple.

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

WITNESS the hands and seals of said grantors

Test:

[Signatures of James W. Paul, Wesley D. Paul, Mildred T. Paul, and John O. Hennegan]
JAMES W. PAUL (SEAL)
WESLEY D. PAUL (SEAL)
MILDRED T. PAUL (SEAL)
John O. Hennegan

(NO TITLE EXAMINATION-DESCRIPTION FURNISHED BY THE GRANTORS)

STATE OF MARYLAND, County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 11th day of January, in the year one thousand nine hundred and seventy-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared James W. Paul, Wesley D. Paul and Mildred T. Paul, his wife,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1982.

[Signature of P. Denise Rachuba]
P. DENISE RACHUBA Notary Public



rec'd for record JAN 18/1980 at 9:42 AM
For Elmer H. Kahline, Jr., Clerk
Mail to *[Handwritten address]*
Receipt No. *[Handwritten number]*

DEED

FROM

JAMES W. PAUL, WESLEY D. PAUL

and MILDRED T. PAUL, his wife.

PER *[Signature]* TO *[Signature]*

WESLEY D. PAUL and MILDRED T.

PAUL, his wife.

BLOCK No.

Received for Record, 19

at o'clock M. Same day recorded

in Liber No. Folio &c.,

one of the Land Records of

and examined per

Clerk.

Cost of Record, \$

Mail To:

Mr. & Mrs. Wesley D. Paul
1907 Sunberry Road
Baltimore, MD 21222

[Handwritten note: 12-16-002600]

[Handwritten notes and signatures]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-469-SPH

District: 12th Date of Posting: 4/2/87
Posted for: Special Hearing
Petitioner: Wesley D. Paul, et ux
Location of property: N.E. Yorkway, 822' NW of Leeway
Location of sign: Leeway Yorkway corner 21' E. N.E. Yorkway
Remarks: Property of the Petitioner
Posted by: [Signature] Date of return: 4/8/87
Number of Signs: 1

NOTICE OF SPECIAL HEARING
LOCATION: northwest side of Yorkway, 822' NW of Leeway (2501 Yorkway)
DATE AND TIME: Thursday, May 21, 1987, at 10:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 West 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 for Special Hearing to approve the existence of nonconforming use or structure in the subject property of Wesley D. Paul, et ux, at 822' NW of Leeway (2501 Yorkway) in the matter of Zoning Hrgs. - Case #87-469-SPH. In the event that this Petitioner is granted a building permit, the same may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a day of the issuance of and permit during the period for appeal. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
JAMES M. JONES
Zoning Commissioner
of Baltimore County
1987 Apr 28

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 30, 1987
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 April 30, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

32.15

NOTICE FOR SPECIAL HEARING
LOCATION: northwest side of Yorkway, 822' NW of Leeway (2501 Yorkway)
DATE AND TIME: Thursday, May 21, 1987, at 10:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 West 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 for Special Hearing to approve the existence of nonconforming use or structure in the subject property of Wesley D. Paul, et ux, at 822' NW of Leeway (2501 Yorkway) in the matter of Zoning Hrgs. - Case #87-469-SPH. In the event that this Petitioner is granted a building permit, the same may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a day of the issuance of and permit during the period for appeal. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
JAMES M. JONES
Zoning Commissioner
of Baltimore County
1987 Apr 28

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

April 30, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - Case #87-469-SPH - P.O. #86975 - RDQ, #M00121 - 80 lines @ \$32.00, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 1st day of May 1987; that is to say, the same was inserted in the issues of April 30, 1987

Kimbel Publication, Inc.
per Publisher.

By [Signature]

Newton A. Williams, Esquire
Solari, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

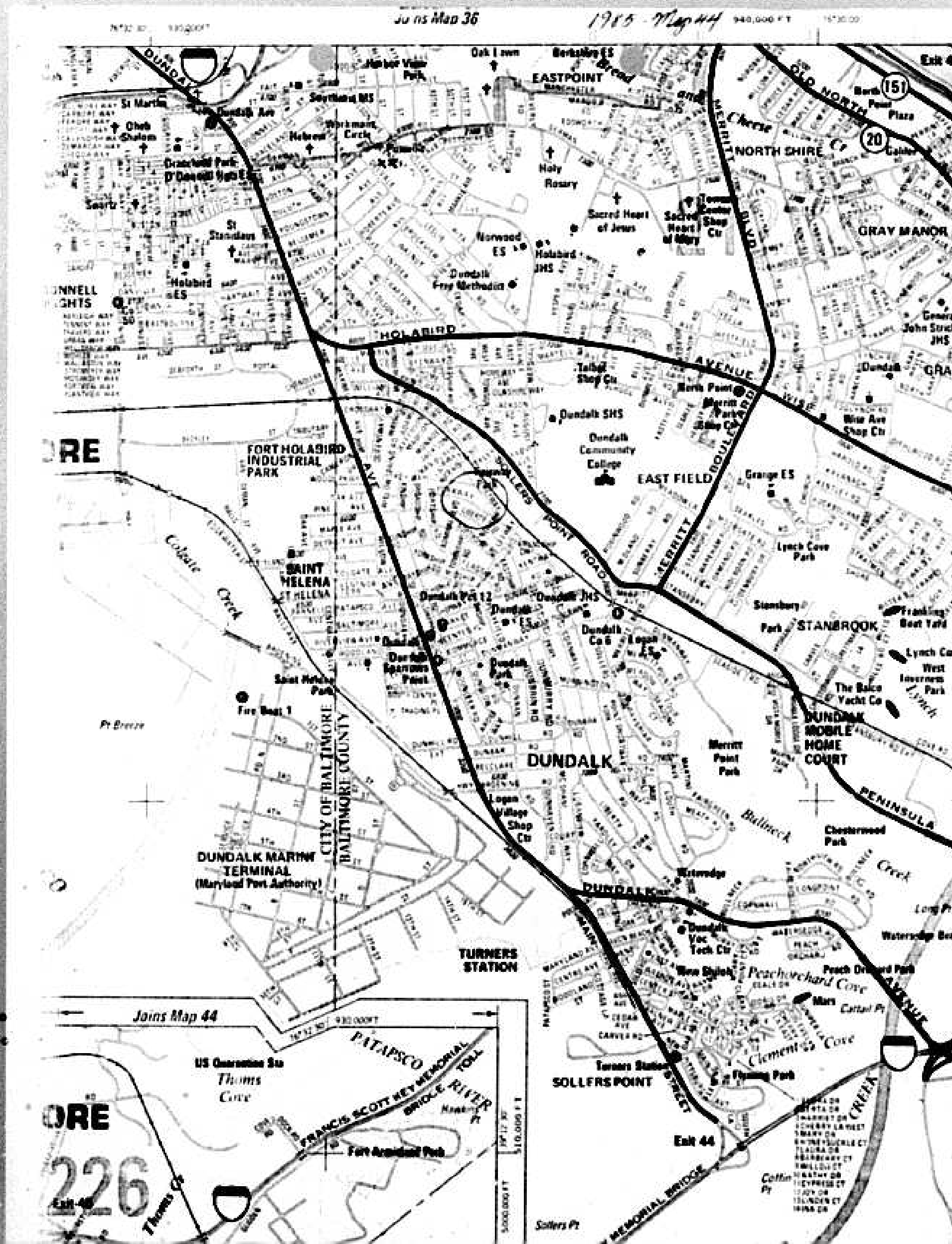
RE: PETITION FOR SPECIAL HEARING
NE/S Yorkway, 822' NW of Leeway (2501 Yorkway)
12th Election District - 7th Councilmanic District
Wesley D. Paul, et ux - Petitioners
Case No. 87-469-SPH

TIME: 10:30 a.m.
DATE: Thursday, May 21, 1987
PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018374
DATE: 4/12/86 ACCOUNT: 01-615-000
AMOUNT: 100.00
RECEIVED FROM: Newton A. Williams
FOR: Sph. # 295
2501 Yorkway
VALIDATION OR SIGNATURE OF CASHIER: [Signature]

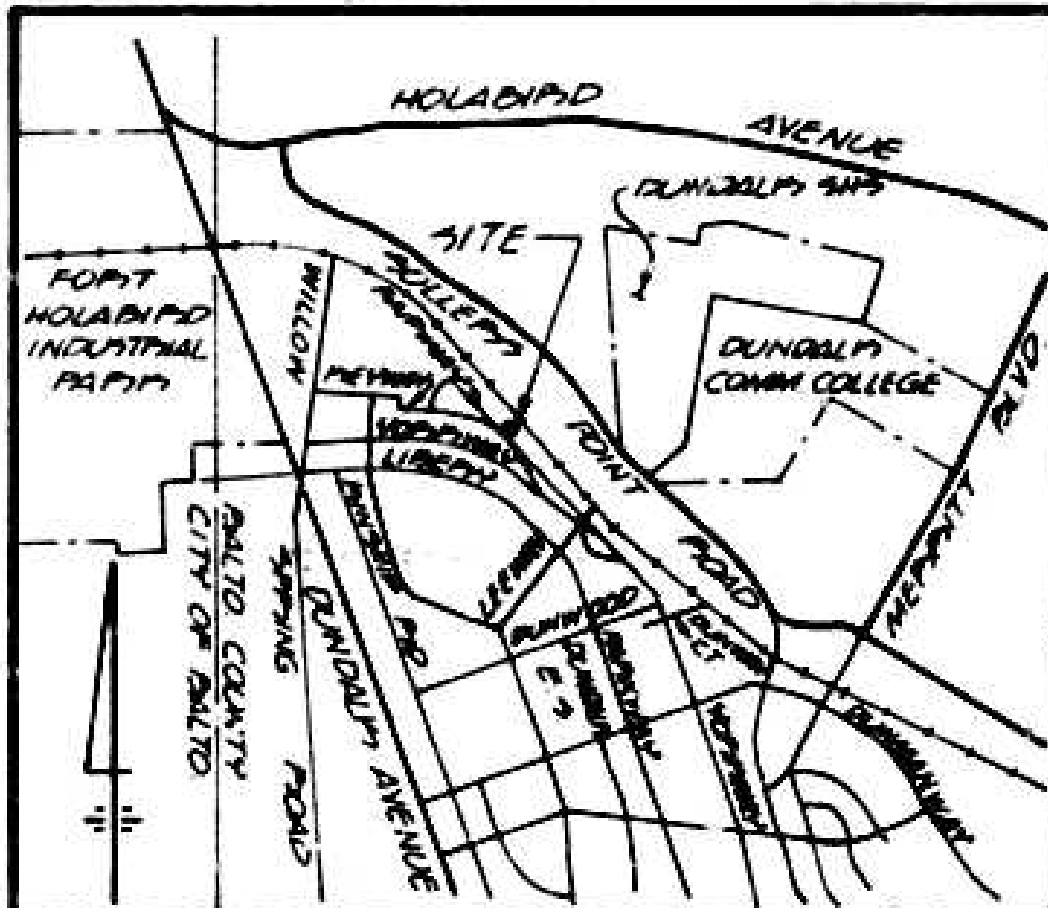
ord, have not as yet
ial Hearing in this case,
n same before the date of



WAY CONC
#178353 PIN LINE
DP-10.5
#295
ZONING DESCRIPTION
BEGINNING ON THE NORTHEAST SIDE OF YORKWAY (VARIABLE WIDTH) 822' 42" NORTHWEST OF THE INTERSECTION OF THE NORTHEAST PIN OF LEEWAY (60' PIN) AND THE NORTHEAST PIN LINE OF YORKWAY, BEING PINOWN AND DESIGNATED AS #2901, BLOCK D, "PLAT NO. 4 - DUNDALK" PLAT BOOK 12 FOLIO 63.
6610 SQ FT (0.152 ACRES)
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

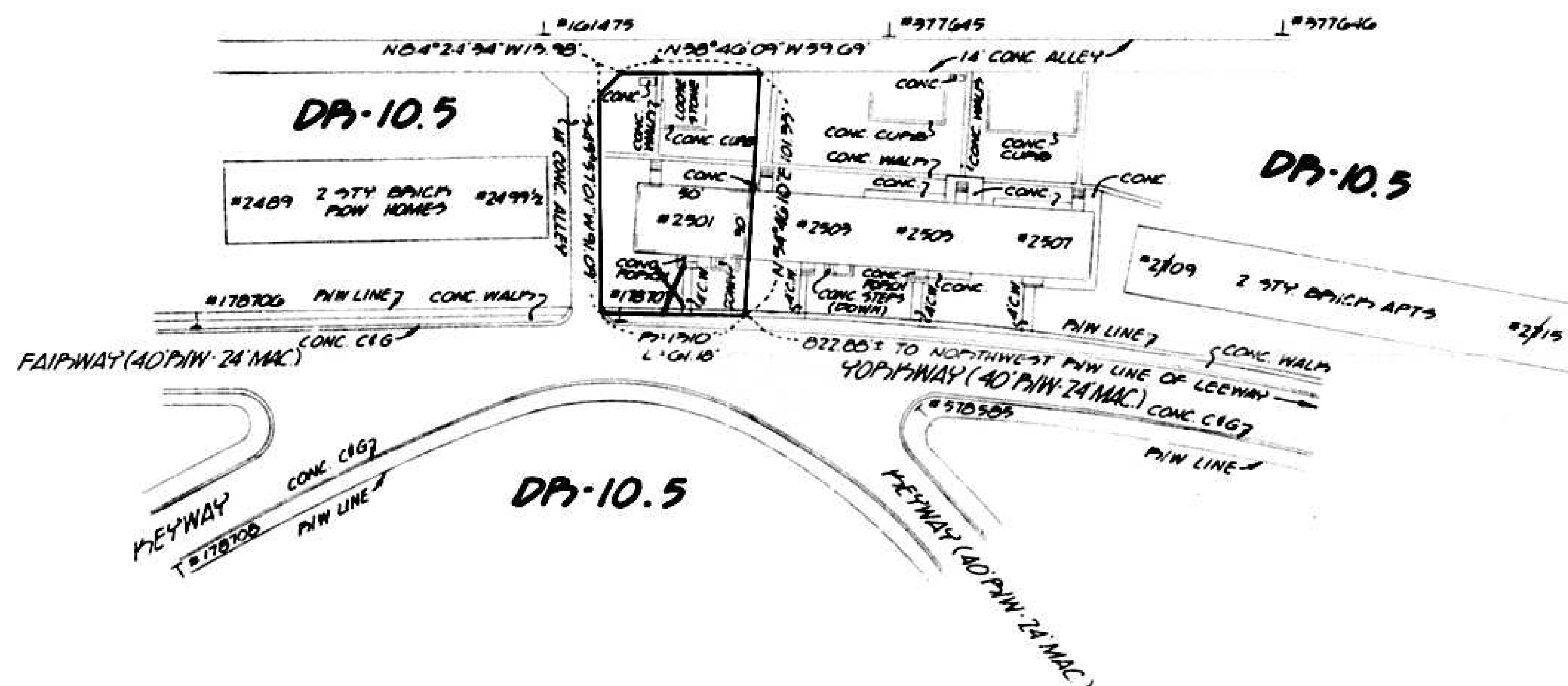


EXHIBIT 3



VICINITY MAP
SCALE: 1"=2000'

ML



NOTE: HEIGHT OF BUILDING IS 20.5'

OWNER: WESLEY & MILDRED PAUL
ELECTION DISTRICT: 12
PROPERTY IS ZONED: DR-10.5
SUBDIVISION: "PLAT NO. 4 - DUNDALK"
PLAT REF: BOOK 12 FOLIO 63
SCALE: 1"=50' JAN 23, 1986
EXISTING UTILITIES IN YOPKWAY & KEYWAY

ZONING DESCRIPTION

BEGINNING ON THE NORTHEAST SIDE OF YOPKWAY (VARIALE WIDTH) 822.42' NORTHWEST OF THE INTERSECTION OF THE NORTHWESTERN P/W OF LEEWAY (60' P/W) AND THE NORTHEAST P/W LINE OF YOPKWAY, BEING KNOWN AND DESIGNATED AS #2901, BLOCK B, "PLAT NO. 4 - DUNDALK" PLAT BOOK 12 FOLIO 63.

6610 SQ FT ± (0.152 ACRES ±)
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



Bourable Munshi

**SITE PLAN FOR
SPECIAL HEARING**

**PLANNED
EXHIBIT 1**

1 Sign
87-469-SPT
OFFICE COPY

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