

receipt

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R-071-6190
Number: 11/2/92 Leany

93-98

DESCRIPTION	PRICE
...	\$64.33
TOTAL	\$64.33

PLEASE MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY

Cashier Validation

receipt

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R-071-6190
Number: 10/20/92

93-98-SPH

DESCRIPTION	PRICE
...	\$50.00

PLEASE MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY

Cashier Validation

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Date: 10/20/92

Franklin and Ann Sumpter
6146 Fairbourne Court
Hanover, Maryland 21076

RE: Item No. 103, Case No. 93-98-SPH
Petitioner: Franklin Ray Sumpter, et ux
Petition for Special Hearing

Dear Mr. & Mrs. Sumpter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Please be advised that \$64.33 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE CHECKS WITH A POST OFFICE RECEIPT ON THE DAY OF THE HEARING OR THE CHECKS SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21284. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

October 20, 1992

Mr. & Mrs. Franklin Sumpter
6146 Fairbourne Court
Hanover, MD 21076

RE: Item No. 103, Case No. 93-98-SPH
Petitioner: Franklin Ray Sumpter, et ux
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Arnold Jablon
DIRECTOR

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 17th day of September, 1992.

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richard
Chairman,
Zoning Plans Advisory Committee

Petitioner: Franklin Ray Sumpter, et ux
Petitioner's Attorney:

Development Review Committee Response Form
Authorized signature: *David A. Ramsey* Date: 10/5/92

File Number	Waiver Number	Zoning Issue	Meeting Date
90476		Stonegate at Patapsco (Azeal Property)	6-1-92
ZQN DED	TE	(Waiting for developer to submit plans first)	

COUNT 1

DED DEPRM RP STP TE	Waiver Number	Meeting Date	Comments
✓	102	9-28-92	Comment
✓	104		NC
✓	105		NC
✓	106		Comment
✓	108		NC
✓	91		Comment
✓	92		NC

COUNT 8
FINAL TOTALS
COUNT 9

RECEIVED
OCT 5 1992
ZONING OFFICE

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Re: Baltimore County Item No.: 4 103 (136)

Ms. Julie Winiarski
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David A. Ramsey
John Constabile, Chief
Engineering Access Permits Division

My telephone number is _____

203-7566 Baltimore Metro - 800-8481 D.C. Metro - 1-800-485-3002 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21205-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: September 30, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
September 28, 1992

The Office of Planning and Zoning has no comments on the following petition(s):
Kurt and Denise Zumwalt, Item No. 92 ✓
Austin and Estelle Weber, Item No. 102 ✓
Franklin and Ann Mae Sumpter, Item No. 103 ✓
The Dacker Group, Item No. 104 ✓
Michael and Lori Greco, Item No. 105 ✓

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*
Division Chief: *Ervin McDaniel*

EMcD/FH:rdn

RECEIVED
OCT 5 1992
ZONING OFFICE

ITEM92.105/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: September 30, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 28, 1992

ITEM NUMBER: 103

Adequate number of off-street parking spaces need to be provided.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
OCT 5 1992
ZONING OFFICE

Project Name	Waiver Number	Zoning Issue	Meeting Date
Claude N. and Gee Z. Pfeffer	96		8/14/92 <i>in process</i>

COUNT 4

Michael and Patricia Perholtz	71		8/31/92 <i>in process</i>
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COUNT 1

✓ Austin F. and Estelle R. Weber	102		9-28-92 <i>No Comments</i>
DED DEPRM RP STP TE			
✓ Franklin Ray and Ann Mae Sumpter	103		<i>No Comments</i>
DED DEPRM RP STP TE			
✓ Richard A. Robert T. and Emily C. Baker	104		<i>No Comments</i>
DED DEPRM RP STP TE			
Michael J. and Lori Greco	105		<i>in process</i>
DED DEPRM RP STP TE			
Sudbrook Associates	106		<i>in process</i>
DED DEPRM RP STP TE			
✓ Philip M. and Sandra L. Cowett	108		<i>No Comments</i>
DED DEPRM RP STP TE			
✓ Gaetano Platania	91		<i>No Comments</i>
DED DEPRM RP STP TE			
✓ Kurt D. and Denise E. Zumwalt	92		<i>No Comments</i>
DED DEPRM RP STP TE			

RECEIVED
OCT 5 1992
ZONING OFFICE

COUNT 8

700 East Joppa Road Suite 901
 Towson, MD 21284-5500
 OCTOBER 19, 1992 (410) 887-4500

Arnold Jablon
 Director
 Zoning Administration and
 Development Management
 Baltimore County Office Building
 Towson, MD 21284

RE: Property Owner: FRANKLIN RAY SUMPTER AND ANN MAE SUMPTER
 Location: #1006-1008 LEEDS AVENUE
 Item No.: 103 (LJG) Zoning Agenda: SEPTEMBER 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry Griffin
 Planning Group
 Special Inspection Division

JP/KEK

Rec'd 10/21/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Austin F. and Estelle R. Weber	102		9-28-92

DED DEPRM RP STP TE			
✓ Franklin Ray and Ann Mae Sumpter	103		<i>No Comment</i>
DED DEPRM RP STP TE			
✓ Richard A. Robert T. and Emily C. Baker	104		<i>No Comment</i>
DED DEPRM RP STP TE			
✓ Michael J. and Lori Greco	105		<i>No Comment</i>
DED DEPRM RP STP TE			
Sudbrook Associates	106		<i>No Comment</i>
DED DEPRM RP STP TE			
✓ Philip M. and Sandra L. Cowett	108		<i>No Comment</i>
DED DEPRM RP STP TE			
✓ Gaetano Platania	91		<i>No Comment</i>
DED DEPRM RP STP TE			
✓ Kurt D. and Denise E. Zumwalt	92		<i>No Comment</i>
DED DEPRM RP STP TE			

COUNT 8

RECEIVED
OCT 5 1992
ZONING OFFICE

111 West Chesapeake Avenue
 Towson, MD 21284

(410) 887-3353

SEPTEMBER 29, 1992

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 93-98-SPH (Item 103)

9/8 Leeds Avenue, 66' W of Leeds Avenue turn

1006 and 1008 Leeds Avenue

13th Election District - 1st Councilmatic

Petitioner(s): Franklin Ray Sumpter and Ann Mae Sumpter

HEARING: MONDAY, NOVEMBER 2, 1992 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve three dwelling units on a single lot as a non-conforming use.

Lawrence E. Schmidt
 Lawrence E. Schmidt

Zoning Commissioner of
 Baltimore County

cc: Franklin and Ann Sumpter

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
ANN M. Sumpter	6146 Fairbourne Ct.
FRANKLIN R. Sumpter	6146 Fairbourne Ct. Hanover, Md 21076

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Eleanor R. VanDevender	4402 Leeds Ave. 21229
Mary King	4400 Leeds Ave. 21229
Maiden Choice Community	P.O. Box 18262 21227

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.
 P.O. Box 18262, Hanover, MD 21227

RESOLVED: That the position of the Maiden Choice Community Association, Inc., as adopted by the Board of Directors on October 28, 1992, on the zoning matter known as "Case Number 93-98-SPH, W/S Leeds Avenue, 1006 and 1008 Leeds Avenue, Franklin Ray Sumpter and Ann Mae Sumpter," is that the Association opposes the non-conforming use of three apartments at this location.

AS WITNESS OUR HANDS AND SEAL this 31st day of October, 1992.

ATTEST: MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.

Dojna A. Cameron
 Dojna A. Cameron, Secretary

By: Michael J. Kilduff
 Michael J. Kilduff, President

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.
 P.O. Box 18262, Hanover, MD 21227

AFFIDAVIT

STATE OF MARYLAND
 BALTIMORE COUNTY, SS:

TO WIT:

I HEREBY SWEAR, upon penalty of perjury, that the following persons are currently duly elected members of the Board of Directors of the Maiden Choice Community Association, Inc.:

Eleanor VanDevender
 Michael Kilduff
 Margaret Rickie
 Donna Cameron
 Pat Manoto

AS WITNESS OUR HANDS AND SEAL this 31st day of October, 1992.

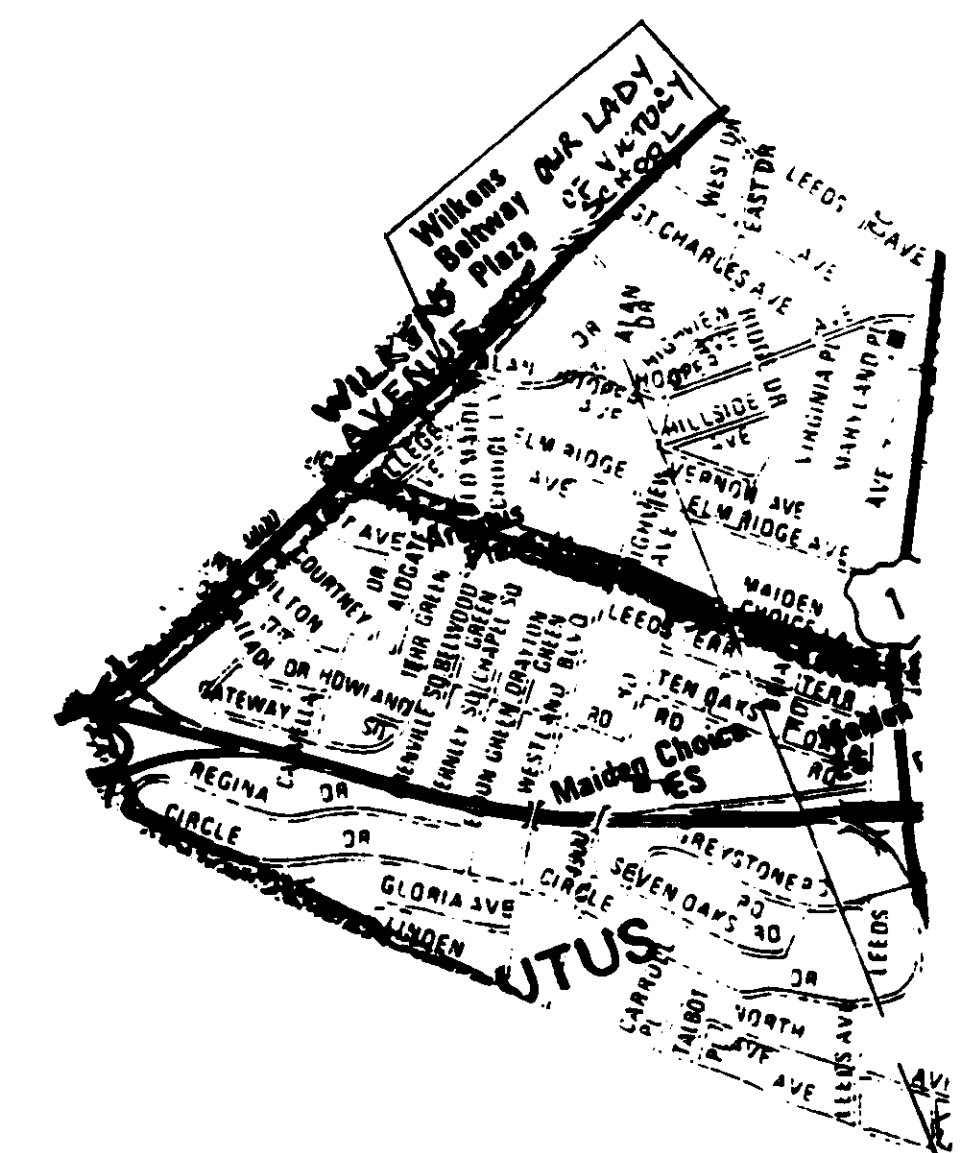
ATTEST: MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.

Dojna A. Cameron
 Secretary

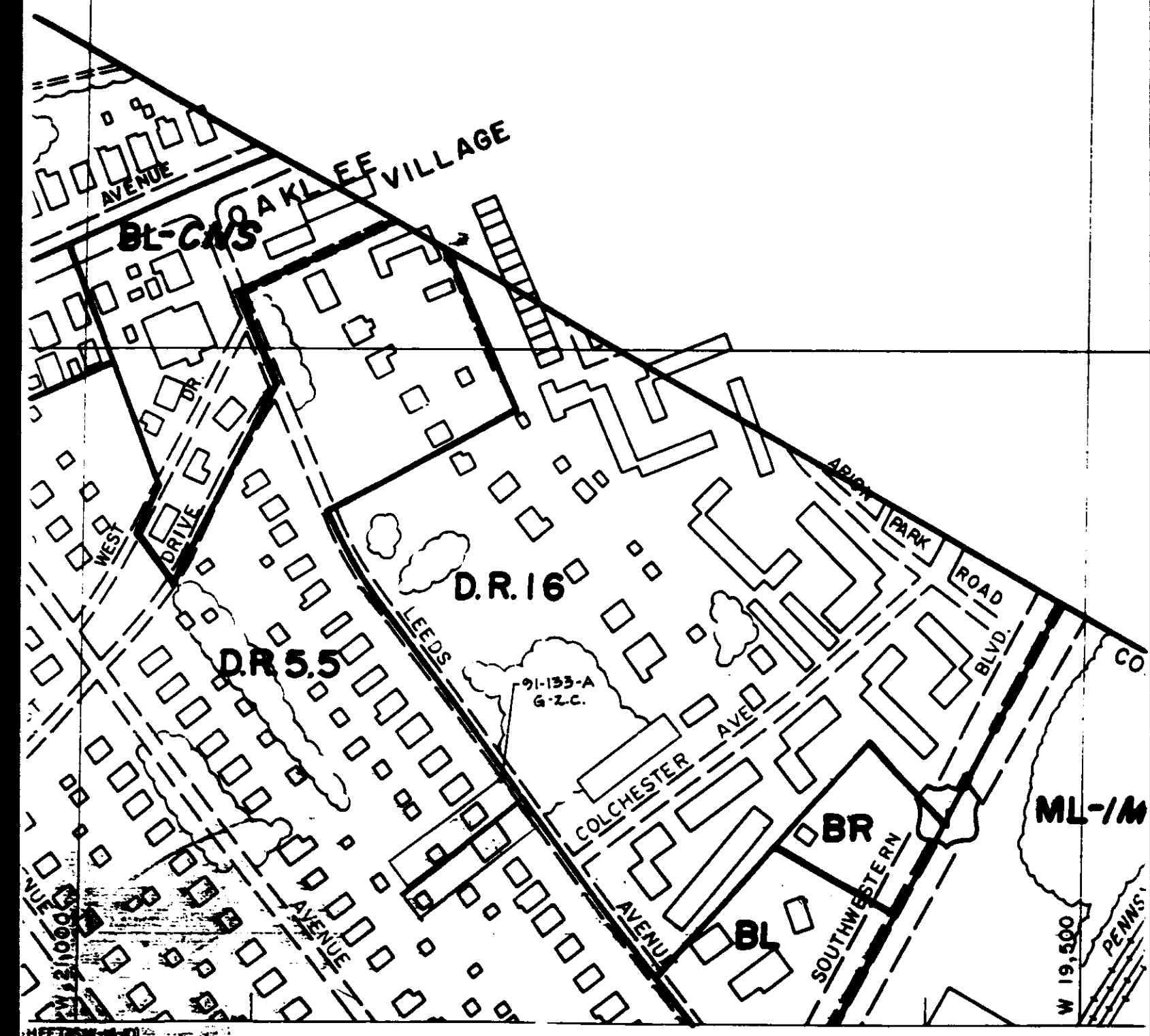
Michael J. Kilduff
 President

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.

BOUNDARY MAP



93-98-SPH SW 103
3-D



BALTIMORE COUNTY
PLANNING AND ZONING

93-98-SPH 103

Plat to accompany Petition for Zoning Variance

PROPERTY ADDRESS: **1006 & 1008 LEEDS AVENUE**
 OWNER: **Edwin R. Shreve**
 PREPARED BY: **J.H.T.**

PETITIONER'S EXHIBIT 1

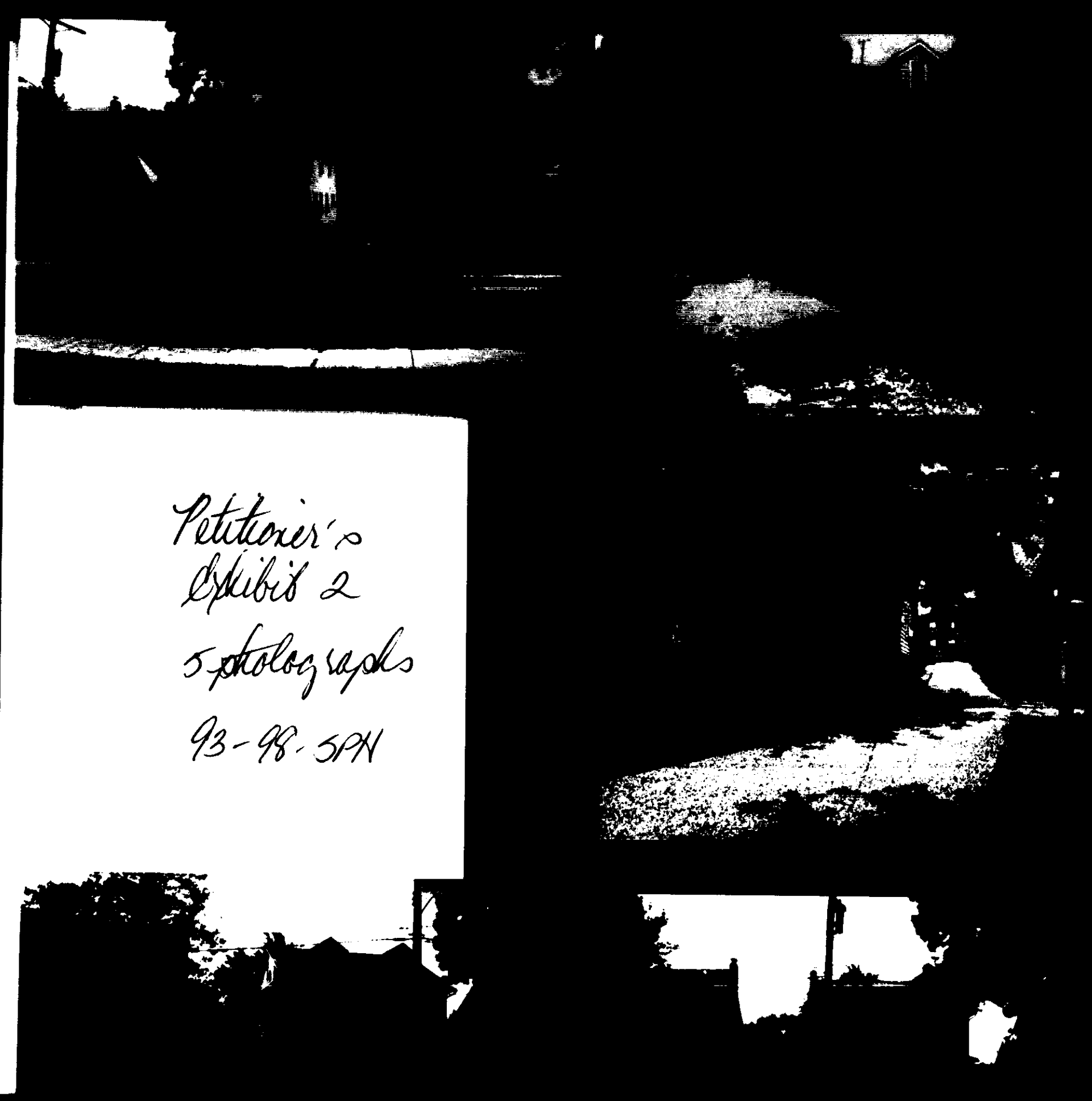
Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Comprehensive District: **13**
 Section Number: **13**
 1" x 3" scale map: **SW 3D**
 Zoning: **D.R. 55**
 Lot Area: **24,100 sq. ft.**
 Lot Area: **10,800 sq. ft.**

REMARKS:
 VARIANCE: **Variance**
 SPECIAL HEARING: **Special Hearing**

Zoning Office USE ONLY
 reviewed by: **J.H.T.**
 date: **10/1/92**



Petitioner's Exhibit 2
5 photographs
93-98-SPH

NOTARIAL AFFIDAVIT EXHIBIT 3

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

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

Affiant: Grace N. Shreve
 GRACE N. SHREVE

I, Grace N. Shreve, currently residing at 7310 Charlestown Retirement Community, give testimony that I resided at 1000 Leeds Avenue, Baltimore County, Maryland, from November 1939 to April 1959. I resided at 1002 Leeds Avenue from April 1959 to the fall of 1969. From the fall of 1969 until 1986 I resided at Apt. 214, Oaklee Village Apartments, at the intersection of Leeds Avenue and Colchester Road, on the southeast corner opposite 1006/1008 Leeds Avenue.

During this time it was possible to observe that the dwelling located at 1006 Leeds Avenue was used as a one-family unit while the adjoining dwelling, known as 1008 Leeds Avenue, was being used as a two-family unit continuously and without interruption.

I wish it known that I will not realize any gain from this affidavit or sale of this property.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, this 2d day of September, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Grace N. Shreve, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Eileen L. Beil
 Eileen L. Beil
 My commission expires 10/1/95

93-98-SPH 103

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'

PETITIONER'S EXHIBIT 4

HDS HAGER DESIGN & DRAFTING SERVICES
 2800 McDaniel Avenue, Suite 200, Baltimore, MD 21286
 TEL: 341-4444 FAX: 341-4445

PROJECT: PLANS FOR 1006 & 1008 LEEDS AVE.
 SCALE: 1/8" = 1'
 DATE: 08-28-92

93-98-SPH 103

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'

HDS HAGER DESIGN & DRAFTING SERVICES
 2800 McDaniel Avenue, Suite 200, Baltimore, MD 21286
 TEL: 341-4444 FAX: 341-4445

PROJECT: PLANS FOR 1006 & 1008 LEEDS AVE.
 SCALE: 1/8" = 1'
 DATE: 08-28-92

THIRD FLOOR PLAN
 SCALE: 1/8" = 1'

HDS HAGER DESIGN & DRAFTING SERVICES
 2800 McDaniel Avenue, Suite 200, Baltimore, MD 21286
 TEL: 341-4444 FAX: 341-4445

PROJECT: PLANS FOR 1006 & 1008 LEEDS AVE.
 SCALE: 1/8" = 1'
 DATE: 08-28-92

MAIDEN CHOICE COMMUNITY ASSOCIATION, INC.
 P.O. Box 18262, Halethorpe, MD 21227

RESOLVED: That at the quarterly meeting of the Maiden Choice Community Association, Inc. held on January 14, 1992, the membership voted that responsibility for review and action on all zoning matters for the period January, 1992 through January, 1993, be placed in the Board of Directors.

The Board consists of the following members:

Michael J. Kilduff	President
Margaret Rickle	Vice President
Eleanor R. VanDevender	Treasurer/Zoning Chairperson
Donna A. Cameron	Secretary
Pat Manoto	Membership Chairperson

AS WITNESS OUR HANDS AND SEAL, this 31st day of October, 1992.

ATTEST: Donna A. Cameron Secretary
 Michael J. Kilduff, President

Prot Ex #1