

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/Cor. Mornington & Duran Roads *
(7001 Mornington Road) * DEPUTY ZONING COMMISSIONER
12th Election District *
7th Councilmanic District * OF BALTIMORE COUNTY

Eugene E. Golden, et ux * Case No. 97-175-X
Petitioners *
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 7001 Mornington Road, located in the vicinity of Dunmanway in Dundalk. The Petition was filed by the owners of the property, Eugene E. and Debra A. Golden. The Petitioners seek a special exception to locate a commercial graphics artist business on the subject property, in accordance with the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Eugene and Debra Golden, owners of the property. Appearing as Protestants in the matter were Cindy Bradley-Pritchard, Braxton Huntley, William Wortman, Audrey Klimovitz, and William Virgilio, Jr., all residents of the area.

Testimony and evidence offered revealed that the subject property consists of 0.31 acres, more or less, zoned D.R. 5.5, and is improved with a combination one- and two-story dwelling, asphalt paved parking area, a concrete block and paved patio, and attached carport. Within the dwelling is an office which was previously used as a doctor's office. The Petitioners testified that the house was built in 1940 as a doctor's office and that it was used as such for many years. The Petitioners have resided on the property with their three children for the past 18 months. Testimony revealed that at the time of their purchase of the property, the house was

ORDER RECEIVED FOR FILING

Date 11/26/96

By [Signature]

MICROFILMED

in a state of disrepair. Mr. Golden testified that he and his wife have made several improvements to the property and photographs submitted into evidence demonstrate that the property is very well-maintained. Mr. Golden testified that he is a life-long resident of Dundalk and that he has been looking for a commercial building in the area to relocate his sign business known as Golden Signs. He testified that his wife works for him and there are no other employees at this time. Testimony indicated that the Petitioners failed to renew their lease at the commercial location where they had been operating their business and that they moved the entire business into their home. However, they are in the process of purchasing a commercial building within which they will house most of the operation. In fact, the Petitioners planned to sign a contract to purchase their new commercial building on the date of this hearing and hoped to settle sometime thereafter. The Petitioners filed the instant Petition to allow the business to operate from their residence until such time as they are able to relocate the business to the new building, but would like to continue to utilize the office space in their home to conduct a limited amount of business.

As noted above, several residents from the surrounding community appeared in opposition to the Petitioners' request. These individuals object to the Petitioners utilizing their residence for a business operation. Testimony indicated that this particular area of Dundalk is mostly residential and these residents are opposed to any commercial encroachment into their community. Further testimony revealed that the streets in this area are very narrow and are not conducive to commercial traffic. Furthermore, there is a great deal of pedestrian traffic along these streets, inasmuch as a school is located within walking distance and there is at

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11/24/66
Bj

least one church nearby. These residents also fear that allowing the Goldens to operate their business on the subject property will open the door for other residents in the area to request similar relief in order to move their businesses into their homes. This particular area of Dundalk is probably one of the finest communities in Dundalk and these residents are intent upon protecting the residential character of this neighborhood.

In order for a special exception to be granted, the Petitioner must show that the proposed use meets the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In the opinion of this Deputy Zoning Commissioner, the Petitioner has not shown that the proposed use at the subject location would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. This particular area of Dundalk has some of the finest homes in the community and the residential character and quality of this neighborhood should be maintained. It would not be appropriate in this instance to allow a commercial business operation of the nature proposed to locate within this residential community. Clearly, the use proposed would be detrimental to the health, safety and general welfare of the surrounding locale and must therefore be denied.

As the Petitioners stated at the hearing, they have entered into a contract to purchase a commercial building within which to locate their business. I anticipate it will take some time for this commercial building to be ready for occupancy by the Golden's business. Therefore, I will allow the Petitioners a reasonable amount of time to operate the business from their residence until such time as the commercial building is available for use. This reasonable amount of time shall not extend beyond ninety (90) days from the date of this Order.

ORDER RECEIVED FOR FILING

Date

By

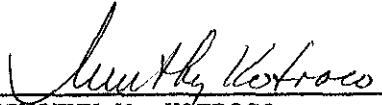
11/20/76
[Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception shall be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of November, 1996 that the Petition for Special Exception for a commercial graphics artist business on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have ninety (90) days from the date of this Order in which to cease operating their commercial business on the subject property and to relocate same; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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Date 11/26/96


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Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 26, 1996

Mr. & Mrs. Eugene E. Golden
7001 Mornington Road
Dundalk, Maryland 21222

RE: PETITION FOR SPECIAL EXCEPTION
SE/Cor. Mornington & Duran Roads
(7001 Mornington Road)
12th Election District - 7th Councilmanic District
Eugene E. Golden, et ux - Petitioners
Case No. 97-175-X

Dear Mr. & Mrs. Golden:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Cindy Pritchard, 3011 Dunglow Road, Baltimore, Md. 21222
Mr. Braxton Huntley, 3114 Dunglow Road, Baltimore, Md. 21222
Mr. William Wortman, 3018 Dunglow Road, Baltimore, Md. 21222
Ms. Audrey Klimovitz, 3010 Dunmore Road, Baltimore, Md. 21222
Mr. William Virgilio, Jr., 3015 Dundalk Road, Baltimore, Md. 21222
Mr. Greg Massoni, 3022 Dunglow Road, Baltimore, Md. 21222

People's Counsel; Case File

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Petition for Special Exception

97-175-X
to the Zoning Commissioner of Baltimore County

for the property located at 7001 MORNINGTON RD.

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

OPERATION OF A COMMERCIAL
GRAPHICS ARTIST BUSINESS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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.

Legal Owner(s):

Eugene E. Golden

(Type or Print Name)

Signature

Debra A. Golden

(Type or Print Name)

Signature

7001 Mornington Rd. W 284-2293
H 284-4558

Address

Phone No.

Dundalk

MD

21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: R.T.

DATE

10-15-94

ITEM #175

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ORDER RECEIVED FOR FILING

Date 11/26/96

97-175-X

ZONING DESCRIPTION FOR 7001 MORNINGTON ROAD

As recorded in Deed Liber 7590, Folio 353, beginning N 04 39'35" W 109.06'; S 83 16'00" E 114.60'; S 06 44'00" W 120.00'; N 83 16'00" W 104.97' to the place of beginning. Being Lot #1 & 2 in Block Number Eleven (11), in the subdivision of Dundalk Highlands, as recorded in Baltimore County Plat Book #8, Folio 54, containing 13,600 square feet. Also known as 7001 Mornington Road and located in the 12th Election District, 7th Councilmanic District.

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ITEM # 175

BALTIMORE COUNTY, MARYLAND
OFF. OF FINANCE - REVENUE DIVISION
MIC. LANEIOUS CASH RECEIPT

No.

027929

DATE 10-15-76 ACCOUNT R-2001 6150

AMOUNT \$ 300.00

RECEIVED EUGENE GOLDEN

FROM:

#7001 Washington Rd.

FOR: ITEM # 175

MICROFILMED

050 - SPECIAL EXCEPTION

01N00#0034MICHRC

\$300.00

02 COLLECTOR 10-15-76

VALIDATION OR SIGNATURE OF CASHIER

R.I.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASE NUMBER

97-175-X

NO

CERTIFICATE

OF POSTING

ON FILE.

*Note: Property Owner may have make-up sign
and posted it himself*

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Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: OPERATION OF A COMMERCIAL
GRAPHICS ARTIST BUSINESS

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 175 Petitioner: Eugene E & Debra A. Golden
Location: 7001 Mornington Road.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Eugene E. & Debra A. Golden
ADDRESS: 7001 Mornington Rd.
Dundalk Md 21222

PHONE NUMBER: w- 284-2293

H- 284-4558



TO: PUTUXENT PUBLISHING COMPANY
October 31, 1996 Issue - Jeffersonian

Please forward billing to:

Eugene E. and Debra A. Golden
7001 Mornington Road
Dundalk, Maryland 21222
284-2293

NOTICE OF HEARING

The Zoning Commissioner 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 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-175-X (Item 175)
7001 Mornington Road
SEC Duran and Mornington Road
12th Election District - 7th Councilmanic
Legal Owner(s): Eugene E. Golden and Debra A. Golden

Special Exception for operation of a commercial graphics artist business.

HEARING: THURSDAY, NOVEMBER 14, 1996 at 9:00 a.m. in Room 118, Old Courthouse

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

NOT RECORDED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1996

NOTICE OF HEARING

The Zoning Commissioner 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 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-175-X (Item 175)
7001 Morningson Road
SEC Duran and Morningson Road
12th Election District - 7th Councilmanic
Legal Owner(s): Eugene E. Golden and Debra A. Golden

Special Exception for operation of a commercial graphics artist business.

HEARING: THURSDAY, NOVEMBER 14, 1996 at 9:00 a.m. in Room 118, Old Courthouse

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Eugene and Debra Golden

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 30, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

11/14/96





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Eugene Golden
7001 Mornington Road
Dundalk, MD 21222

RE: Item No.: 175
Case No.: 97-175-X
Petitioner: Eugene Golden, et ux

Dear Mr. and Mrs. Golden:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

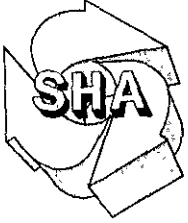
Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10-23-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 175 (RT)

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/25/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct. 28, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

175
176
178
179
180

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

97-175X
11/14/96
Jm

TO: Arnold Jablon, Director
Permits and Development Management

DATE: October 31, 1996

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 7001 Mornington Road

INFORMATION:

Item Number: 175

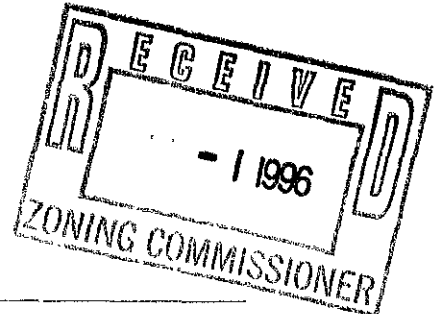
Petitioner: Golden Property

Property Size: _____

Zoning: DR 5.5

Requested Action: _____

Hearing Date: _____ / _____ / _____



SUMMARY OF RECOMMENDATIONS:

The proposed use of the property indicated by the petitioner on the Petition for Special Exception is not a use permitted under section 1B01.1.C of the Baltimore County Zoning Regulations (Uses Permitted by Special Exception).

In addition, the subject petition is not accompanied by a separate request for a Special Hearing to determine if the occupation/business "operation of a commercial graphics artist business" is consistent with Section 1B01.1.C.9b of the BCZR. Such a request would enable the Zoning Commissioner to make a determination of whether the business activity is consistent with the definition of an artist as set forth in the most recent addition of Webster's Third New International Dictionary of the English Language, Unabridged.

In the absence of a requested Special Hearing, this office believes that the application as filed is incomplete and should, therefore, be denied.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kline

AFK/JL:rdn

ITEM. 175/PZONE/ZAC1

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 6, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 4, 1996
Item Nos 175, 176, 177, 178, 180,
181, and 182

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

October 17, 1996

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. 175

VIOLATION CASE # C-97-1328
LOCATION OF VIOLATION 7001 MORNINGTON ROAD, 21222
DEFENDANT EUGENE & DEBRA GOLDEN
ADDRESS ABOVE

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

C/O COUNCILMAN DEPAZZO, S OFFICE

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.

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/24/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: EUGENE E. GOLDEN & DEBRA A. GOLDEN

Location: SEC DUNRAN AND MORNINGTON RD. (7001 MORINGTON RD.)

Item No.: 175

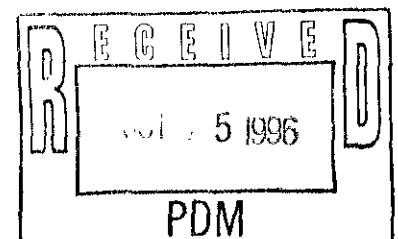
Zoning Agenda: SPECIAL EXCEPTION

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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", 1991 edition prior to occupancy.

ENCLOSURE



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper



97-175-X

NAME: Eugene & Debra Golden
ADDRESS: 7001 Mornington Rd.
CITY-ZIP: Baltimore Md 21222

DATE: 9/6/96

RE: Case No. 97-1328 LOCATION: 7001 Mornington
DISTRICT: 12

Dear Property Owner/Occupant:

In accordance with the Baltimore County Code, Article IV, Section 402. (d), an inspection was conducted of the above location, zoned . This inspection revealed violation(s) according to the following code(s):

 **Baltimore County Zoning Regulations (BCZR), Section 102.1.**

_____ Building Code of Baltimore County, Maryland, Section 102.1.

 Livability Code, Baltimore County, Section 18-68.

Other _____

• The following correction(s) is/are required:

The following correction(s) is/are required:
 CEASE the operation of a (Sign) Business
 FROM A Residence.

Hand Delivered

The above violation(s) must be corrected on or before 10/6/86 or further legal action will proceed, in which you may be subject to a civil penalty. Should you need further clarification, please contact _____

W. A. Lewski, Code Inspector, at (410) 887- 5681

1. CONTAINED

RE: PETITION FOR SPECIAL EXCEPTION
7001 Mornington Road, SEC Duran and
Mornington Road, 12th Election District,
7th Councilmanic

Eugene and Debra Golden
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-175-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Eugene and Debra Golden, 7001 Mornington Road, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 6, 1997

Mr. Eugene Golden
Golden Signs
7001 Morington Road
Baltimore, Maryland 21222

RE: Case No. 97-175-X
Petition for Special Exception

Dear Mr. Golden:

This is to acknowledge your letter dated December 17, 1996 and received by my office on December 23, 1996. As you will recall, I spoke with you by telephone about this matter on December 24, 1996. I attempted to answer many of the concerns which you expressed within your letter during our telephone conversation.

I understand that you have filed an appeal of this case to the County Board of Appeals. Under County law, the matter will be considered de novo before the Board. This means that Deputy Commissioner Kotroco's opinion will be made moot by the Board's action. The Board will hold its own hearing and will base its decision solely upon the testimony and evidence offered at that time. Mr. Kotroco's opinion will not be among the evidence considered by the Board.

In view of the appeal, many of the objections which you indicated are rendered moot, thus, no further response is necessary or appropriate from this office. However, please do not hesitate to contact me should you wish to discuss this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
c: Deputy Zoning Commissioner

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 7, 1997

Mr. Eugene Golden
7001 Mornington Road
Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL EXCEPTION
SE/Cor. Mornington & Duran Roads
(7001 Mornington Road)
12th Election District - 7th Councilmanic District
Eugene E. Golden, et ux - Petitioners
Case No. 97-175-X

Dear Mr. Golden:

Please allow this letter to acknowledge receipt of your letter dated December 17, 1996, which was not received by me until December 24, 1996. Your letter generally indicates your overall dissatisfaction with my decision in the above-captioned matter. I have been advised that you discussed your concerns with Mr. Schmidt, Zoning Commissioner, and were informed that the thirty (30) day appeal period applicable to your case cannot be extended. However, I am also aware that you did, in fact, file an appeal of my decision to the Board of Appeals for Baltimore County in a timely fashion. Therefore, a hearing will be scheduled before the Board of Appeals and your case will be heard by the Board as if my decision and the hearing before me never took place.

Regarding the substance of your letter, let me say that my decision in your case was based solely on the testimony, evidence and written documentation presented at the hearing before me. No other information, other than what was heard and presented in open court was relied upon by me when making this decision. The testimony of your neighbors who appeared and testified against your request to operate a business from your home was the basis of my denying your Petition. Your testimony and the signatures contained on your Petition were outweighed by the testimony of your many neighbors who took the time to attend the hearing.

As to your request for an extension of time within which to cease operating your business from your home, please be advised that inasmuch as you have filed an appeal of my decision, that time period previously granted to you is no longer applicable. You should discuss any

ENCLOSURE

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: The Honorable Louis L. DePazzo
Councilman, 7th District

DATE: February 12, 1997

FROM: Timothy M. Kotroco
Deputy Zoning Commissioner *TMK*

SUBJECT: Petition for Special Exception
Eugene Golden, et ux
(7001 Mornington Road)
Case No. 97-175-X

On February 7, 1997, I received your inter-office correspondence dated February 3, 1997. As you know, Mr. & Mrs. Golden have, in fact, appealed my decision relative to their property at 7001 Mornington Road. As a result of an appeal being filed, I am divested of jurisdiction over this matter.

However, in consideration of Mr. Golden's request for an extension of the time frame in which he must relocate his business, and your inter-office correspondence, I believe it is appropriate that Mr. Golden be given an extension, given the fact that he must perform renovations to the new property he is purchasing.

Therefore, by copy of this correspondence to James Thompson, Chief of the Zoning Enforcement Division of the Department of Permits and Development Management, I am requesting that no enforcement action be taken regarding Mr. Golden's property at 7001 Mornington Road until June 30, 1997. I trust that this will give Mr. & Mrs. Golden ample time to relocate their business.

I am available should you wish to discuss this matter further.

TMK:bjs

cc: Mr. & Mrs. Eugene Golden
7001 Mornington Road, Baltimore, Md. 21222

Mr. James Thompson, Zoning Enforcement, DPDM
Case File

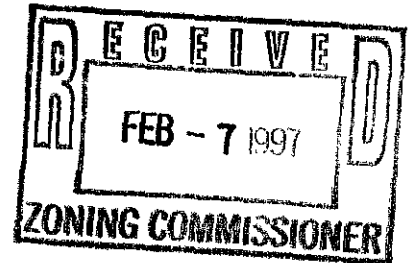
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO Mr. Timothy Kotroco

FROM Councilman Louis L. DePazzo *LLD*

DATE February 3, 1997

SUBJECT Golden Signs



I have recently spoken with Mr. Gene Golden at length regarding his zoning case and your ruling. Having seen his facility and heard his intentions to relocate his existing business as soon as possible, I respectfully request that you grant Mr. Golden an extension on the February 26, 1997 deadline in order to allow for proper preparation of the intended site. Please see the enclosed letter from Mr. Golden.

I would greatly appreciate your giving due consideration to this request. Please feel free to contact me at 410-887-7174 with any questions or concerns.

Thank you for your kind attention to this matter.

LLD/jlb

Enclosure

cc: Mr. Gene Golden

Golden Signs

January 30, 1997

Councilman Lou DePazzo
Northpoint Government Center
7701 Wise Avenue
Dundalk, MD 21222

Dear Lou:

Thank you for visiting us today and taking the time to discuss our situation. We greatly appreciate your offer to mediate this matter. Speaking with you has allowed me to reconsider my options concerning the zoning issue.

If you could, please contact Mr. Kotroco on our behalf and ask him to reconsider our request for an extension. The current "moving" deadline is February 26, 1997. We will need an extension until June 30, 1997 to allow us time to settle on the property that we are purchasing and complete the necessary sewerage work. If the extension is granted, we should be able to put this matter to rest.

Please call me at work (410-284-2293) or at home (410-284-4558) if you have any questions or comments. Thanks again.

Sincerely,

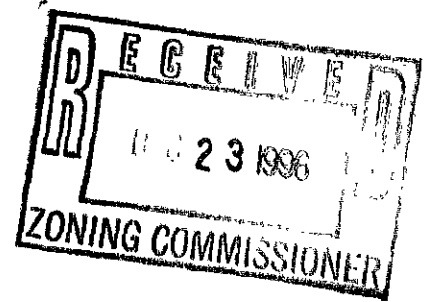


Gene Golden

Golden Signs

December 17, 1996

Commissioner Laurence Schmidt
400 Washington Ave.
Suite 112
Towson, Maryland 21204



Re: PETITION FOR SPECIAL EXCEPTION - Case No. 97-175-X

Dear Commissioner Schmidt:

I am very concerned about a zoning issue (case no. 97-175-X) and the handling of it by Deputy Zoning Commissioner Kotroco. Attached are my letter to Mr. Kotroco and the case findings. I would appreciate your reviewing this case and letting me know the appropriate steps to take to right these wrongs.

Please contact me at 284-2293 to discuss this further. Thanks for your attention to this problem.

Sincerely,

Eugene Golden

MICROFILMED

Golden Signs

December 17, 1996

Mr. Timothy M. Kotroco
Baltimore County Deputy Zoning Commissioner
400 Washington Ave. - Suite 112
Towson, Maryland 21204

Re: PETITION FOR SPECIAL EXCEPTION - Case No. 97-175-X

Mr. Kotroco,

After careful consideration, I have realized that I cannot accept the zoning decision that you have decreed. I feel that your decision was not made according to the zoning regulations applying to special exceptions, but instead, was personal in nature.

I believe that the tapes of our hearing will confirm that no one at the hearing presented any valid reasons why you should disallow a limited graphics artist business in the office portion of my home. Those present even commented on how nice we keep our home and how it has been improved since we moved in 1995. The detractors didn't seem so much concerned about *our* zoning and the operation of *our* business, but seem to have unwarranted fears that any change in zoning in the neighborhood could cause an avalanche of commercial endeavors, or that should we ever decide to move, an unacceptable business would relocate. As you stated in the hearing, our zoning cannot pass to any future occupant of our home, and also, any other neighbors interested in a special exception would have to endure this same process with no consideration of the fact that we did or did not acquire the exception.

I feel that your decision should have been made according to the facts presented, none of which should have prevented a special exception. I have even more concern over the fact that in your decision you have conveniently omitted the written letters of approval from my immediate neighbors whom, I would assume, would be most concerned about the outcome of this zoning exception. None of these neighbors were notified of the decision, although each of my detractors were noted in the "Findings of Fact & Conclusions of Law" decree and were sent copies of the decision. A copy was even sent to a Mr. Greg Massoni who didn't attend the hearing but was mysteriously signed in.

My main concern though is the most unnerving. I find it more than coincidence that a neighbor of mine, who I know to be vocally opposed to this zoning, happens to be your "very close friend." For you to let us know of your plans to have lunch with Mr. Alan Ferguson just after our hearing at the Sparrows Point County Club seems a bit too coincidental. Add to that the fact that you both happen to be on the Board of Trustees for the Community Colleges of Baltimore County.

I think that your professional and personal relationship with Mr. Ferguson has unfortunately put you in an uncompromising position. If Mr. Ferguson wished to voice his opinion, he should have done so at the hearing. However, because of your close personal friendship and the proximity of Mr. Ferguson's home to my own, I feel that you should have removed yourself from this case regardless of whether or not Mr. Ferguson's opinions were made known to you.

I am unsure what procedures or checks and balances are in place to deal with this matter, but I intend to investigate them. I have incurred expenses and loss of time, and feel that I have been seriously wronged. It is my opinion that I should not have to go through this entire process again because of a tainted decision. I also don't feel that a request for an appeal is the necessary step at this point since I believe this case has yet to be heard fairly by any commissioner of the county.

I am requesting an inquiry into this case and I am considering filing damages for the same. Because of this inquiry, I am requesting an extension of the time we are allowed to operate the business from our residence from February 26, 1997 until at least May 26, 1997. And further, request an extension of the time allocated for filing an appeal from December 26, 1996 until at least February 26, 1997.

Please contact me at the above number and address with regards to a formal inquiry and my request for the extensions.

Sincerely,

Eugene Golden

cc: Hon. Joseph Sonny Minnick
Hon. Jake Mohorovic
Hon. C A Dutch Ruppertsberger, III
Hon. Louis DePazzo
~~Baltimore County Zoning Board~~
Baltimore County Board of Appeals
The Dundalk Eagle

MICROFILMED

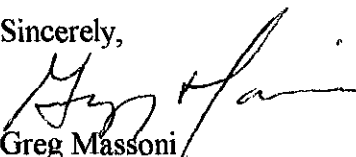


November 13, 1996

To Whom It May Concern,

My name is Greg Massoni and my wife and three children reside at 3022 Dunglew Road in Baltimore County. We live in a beautiful community in Dundalk, all single dwellings, many families.... our home. There are many areas surrounding our neighborhood that are for commercial use. They are not homes within our community. My family and I love the fact that business wants to open in Dundalk, but not in our private neighborhood. We would be more than willing to supply a written petition against this change in zoning.

Sincerely,


Greg Massoni
3022 Dunglew Road
410-284-4804



MICROFILMED

GOLDEN SIGNS

10/29/91 10:20 AM

FAX COVER LETTER

TO: 10/29/91 10:20 AM	FROM: GENE GOLDEN
FAX NUMBER: 857-2574	COMPANY: GOLDEN SIGNS
DATE: 10/29/91	FOR INFORMATION CALL: 410-284-2293
SUBJECT:	FAX NUMBER: 410-282-2295

PLEASE LET ME KNOW IF
THE SIGNS ETC. ARE OKAY.

THANK YOU

CALL → 10/30/91
OKAY

MICROFILMED

ZONING NOTICE

Case Number: 97-175-X (Item 175)

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 113, OLD COURTHOUSE,

400 WASHINGTON AVE., TOWSON, MD 21204

DATE & TIME THURSDAY, NOVEMBER 14, 1996 AT 9:00AM

REASON: SPECIAL EXCEPTION
FOR OPERATION OF A
COMMERCIAL GRAPHICS ARTIST BUSINESS

NOTED: A COPY OF THIS NOTICE FOR OTHER CONSIDERS AND SCHEDULES IS TO BE
MAILED TO THE TOWSON ZONING COMMISSION

NOTED: IF A COPY OF THIS SIGN AND COPY UNTIL DAY OF HEARING UNDER PENALTY OF LAW

21-11-1996 11:00 AM

MICROFILMED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Cindy Bradley - Patchland
Danton Hunterly
Walt Wortman

Audrey Klimovitz
William V. Ralio Jr.

3011 Dinglew Rd. 21222

3114 Dinglew Rd 21222

3018 DUNGLOW RD 21222

3010 DUNMORE Rd. 21222

3015 DAWALK ROAD 21222



MICROFILMED

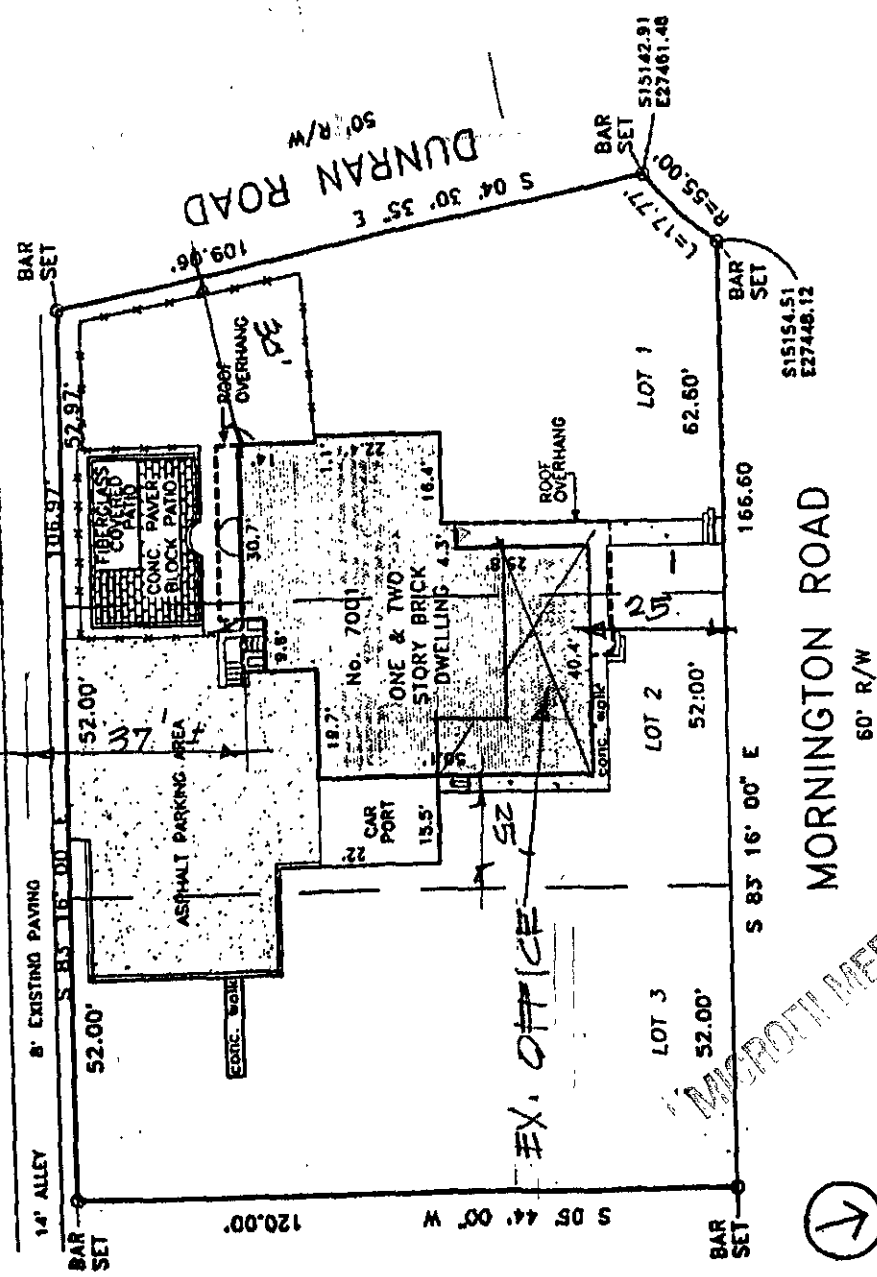
Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

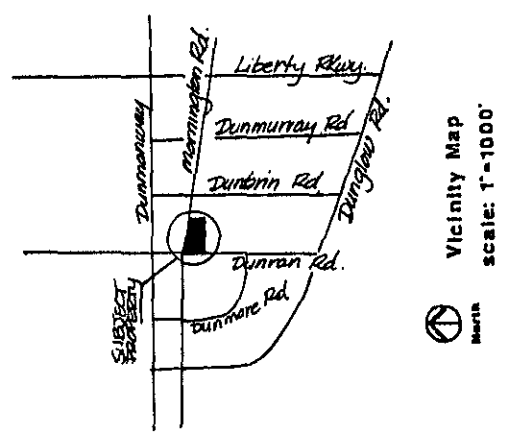
PROPERTY ADDRESS: 7001 MORNINGTON ROAD

Subdivision name: WPC 8, folios 54, lots 1, 2, sections 8, 9, 10, 11, 12, sections 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
 OWNER: EUGENE & DEBRA GOLDEN

97-175-X



North 10/1/96
 date: 10/1/96
 prepared by: E. GOLDEN
 Scale of Drawing: 1" = 35'



LOCATION INFORMATION
 Election District: 12
 Councilmanic District: 7
 1"=200' scale map#: SEA#
 Zoning: .31 13,600 square feet
 Lot size: acreage
 public ☒ private ☐
 SEWER: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: NA

Zoning Office USE ONLY!
 reviewed by: R.T. ITEM #: 175 CASE#:

ITEM # 175

97-175-X

D.R.16

D.R. 5-5

(SHEET S.E. 5-E)

ITEM # 175

BALTIMORE CITY
BALTIMORE COUNTY

97-175-X
ML-1M

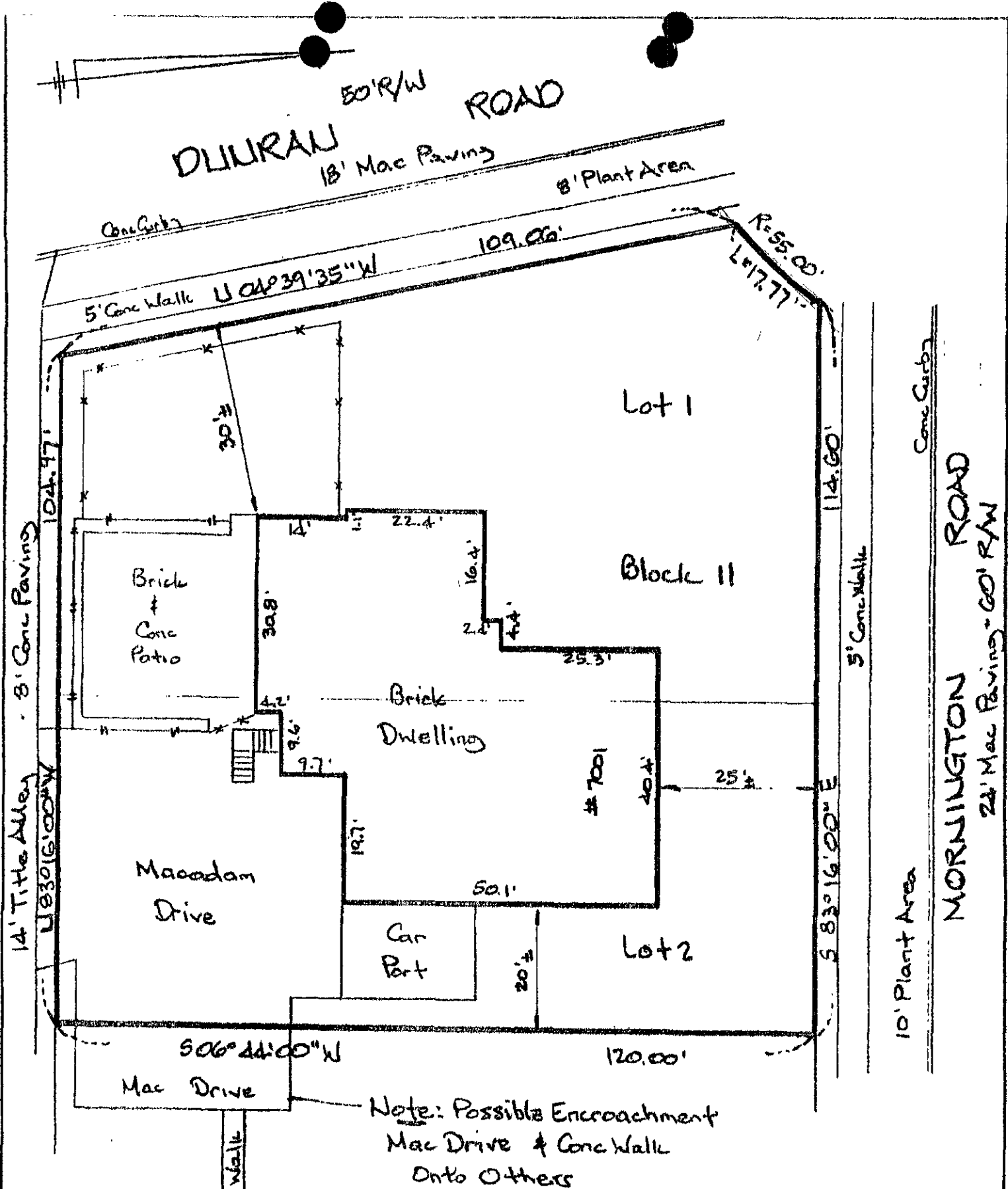
ML-1M

1,000 = 1000



MICROFILMED

ML



The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.

The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

The plat contains a tolerance of accuracy of $\frac{1}{4}$ inch.

THE LOT SHOWN HEREON IS IN FLOOD ZONE C PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL # 240010-0420B

THIS IS TO CERTIFY That The Improvements Indicated Hereon Are Located As Shown. This Is Not A Property Line Survey And Should Not Be Used As Such.

MICROFILMED



ITEM # 175

H HICKS ENGINEERING CO., INC.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286
TELEPHONE: (410)494-0001

LOCATION CERTIFICATION

#7001 MORNINGTON ROAD, LOTS 1 & 2
BLK 11 "PLAT 3 OF DUNDALK"
BALTO. CO., MD. PLAT BOOK 8/54

DATE: 4/4/95

SCALE: 1"=20'

FILE: 18165

97-175-X

I, Daniel Alfano, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Acceptance as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: _____

Date: 7/20/96

Name: MR. Daniel Alfano

Signature: Daniel Alfano

Address: 7002 B Mornington Rd
Dundalk, MD 21222

EXHIBITIONER'S
EXHIBIT 2

MICROFILMED

#175

97-175-A

I, ROY MORELAND, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Exception as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: _____

Date: Oct. 14, '96

Name: ROY MORELAND

Signature: ROY G. MORELAND

Address: 6821 DENHILL RD

BALTO. MD 21222

#175

97-175-X

I, Susan Akehurst, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Acceptance as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: _____

Date: 9/20/96

Name: Susan Akehurst, Agent for Three Garden Village
Signature: Susan Akehurst
Address: 7003 Dunmanway
Balto, MD 21222

#175

97-175-X

I, Deborah Cornely, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Exception as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: Should the property at 7001 Mornington Road be sold, I would expect it to revert to residential use only, unless a future hearing determines some other type of business is suitably compatible with the residential nature of the community.

Date: September 28, '96

Name: Deborah Cornely

Signature: Deborah Cornely

Address: 3001 Dunran Road,
Dundalk, MD 21222

#175

97-175-X

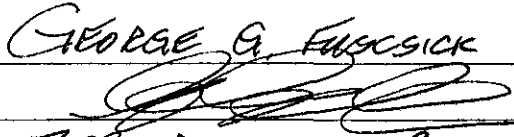
I, GEORGE G. FUSCSICK, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Exception as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: _____

Date: 9/26/96

Name: GEORGE G. FUSCSICK

Signature: 

Address: 3000 DUNBLIN RD, BALTIMORE MD 21222

#175

97-175-X

I, La Rue Lating, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Exception as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: _____

Date: 9-27-96

Name: La Rue Lating

Signature: La Rue Lating

Address: 3001 Durbin Road

#175

97-175-X

I, Don ~~Donald~~ Connelly, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Exception as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: I expect that any transfer in above property
will result in a reassessment in use permit. As Mr. Golden's
immediate neighbor, I have no reservations about allowing this permit.

Date: Sept 25, 1996

Name: Donald A. Connelly Jr. - Donald A Connelly Jr.

Signature: _____

Address: 3001 Dunstan Rd, Dunstan, MD 21222

#175

97-175-X

I, Deborah A. Pierotti, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Exception as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: _____

Date: 9/26/96

Name: Deborah A. Pierotti

Signature: Deborah A. Pierotti

Address: 7007 Mornington Road
Baltimore, MD 21222

#175

97-175-X

I, JAMES R FOUST 9-26-96, am aware that Eugene Golden is operating a business out of the office portion of his residence at 7001 Mornington Rd. I consider this use acceptable for the location. I am aware that Mr. Golden is applying for a Special Exception as a Commercial Graphic Artist at the location that was formerly a Medical Doctor's office. I have no reservations regarding the continued use of the property in this capacity.

Additional

Comments: _____

Date: _____

Name: _____

Signature: _____

Address: _____

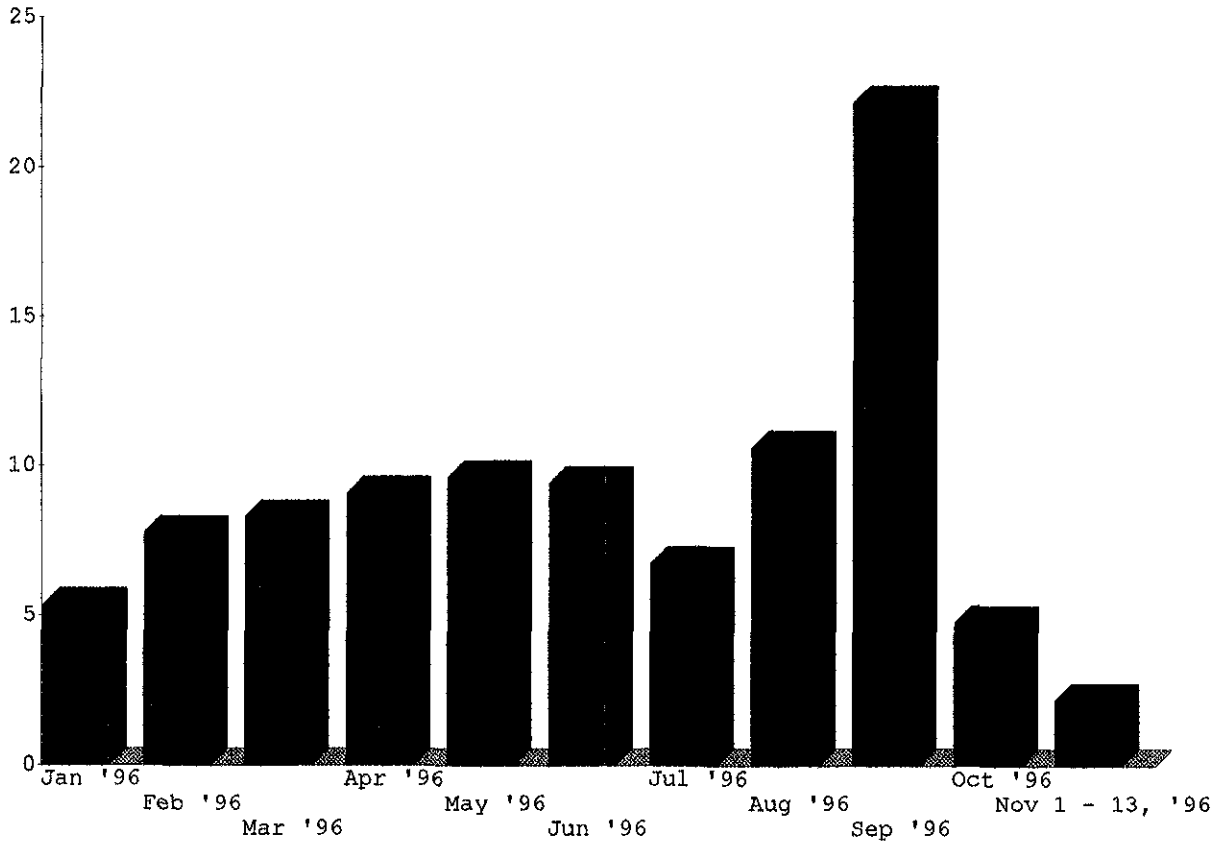
James R Foust
6 Portsmouth Rd
21222

TRUSTEE OF DUN. UNITED METHODIST CHURCH
6901 MORNINGTON RD

175

Sales by Month
Jan 1 - Nov 13, '96

■ Dollar Sales



Sales Summary
Jan 1 - Nov 13, '96

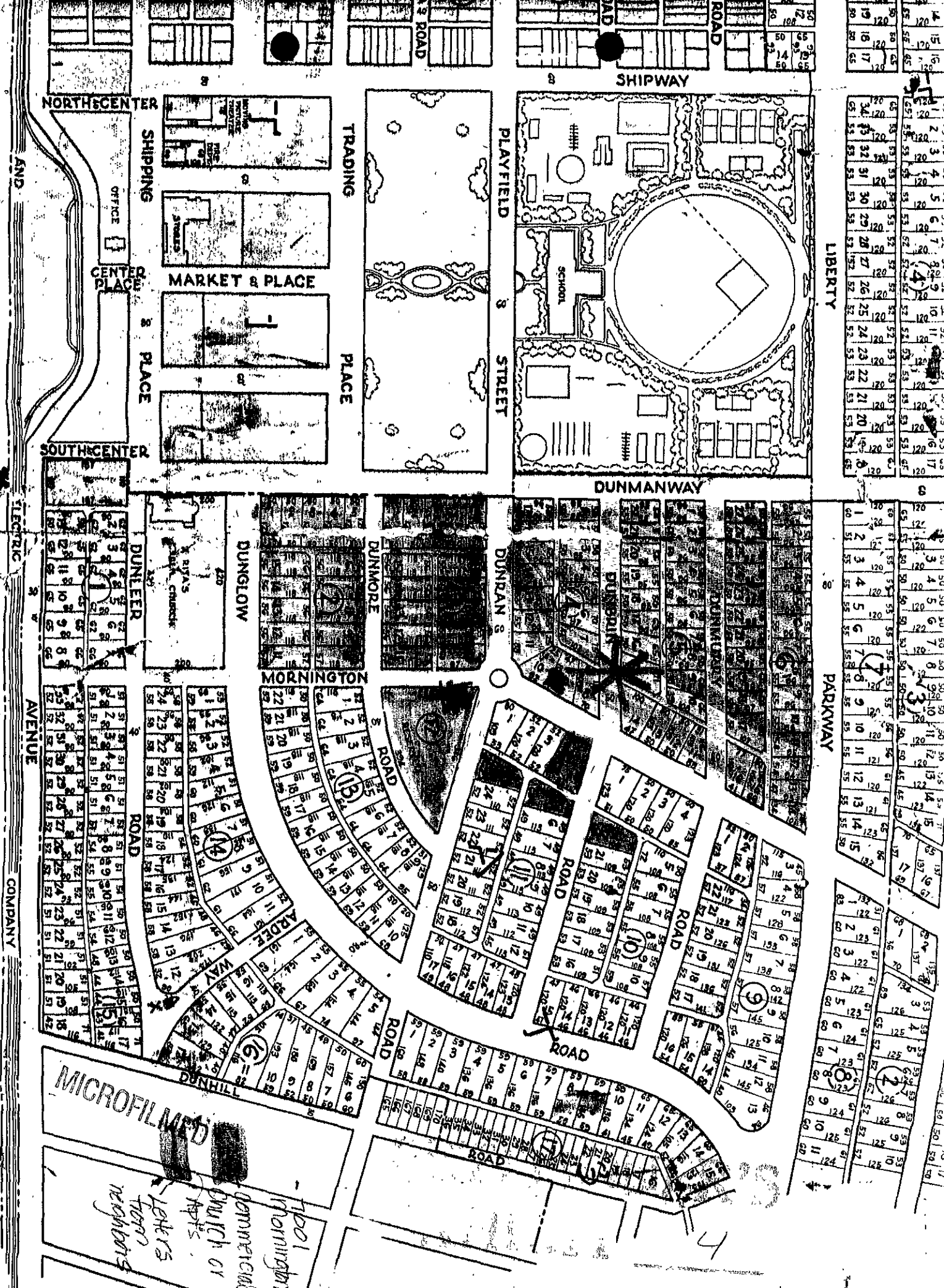
Service	26.43
Lettering	21.47
Aluminum	9.69
Plexi sign	8.08
Banner	7.93
Panel Sign	5.07
Sintra	3.93
Truck	3.78
Plywood	3.36
Cut-out Let's	2.91
Other	7.36
Total	



By Item

MICROFILMED

LETTERING'S
3





House

20'

15'

2 CAR
GARAGE

CAR
PORT

20'

GOLDEN
7001 MORNINGSTON

46'

PARKING
LOT

10'

12'

SHED

48'

ALLEY

PETITIONER'S
EXHIBIT 5

MICROFILMED

11/10

VIEWS OF HOME FROM NEIGHBORS:



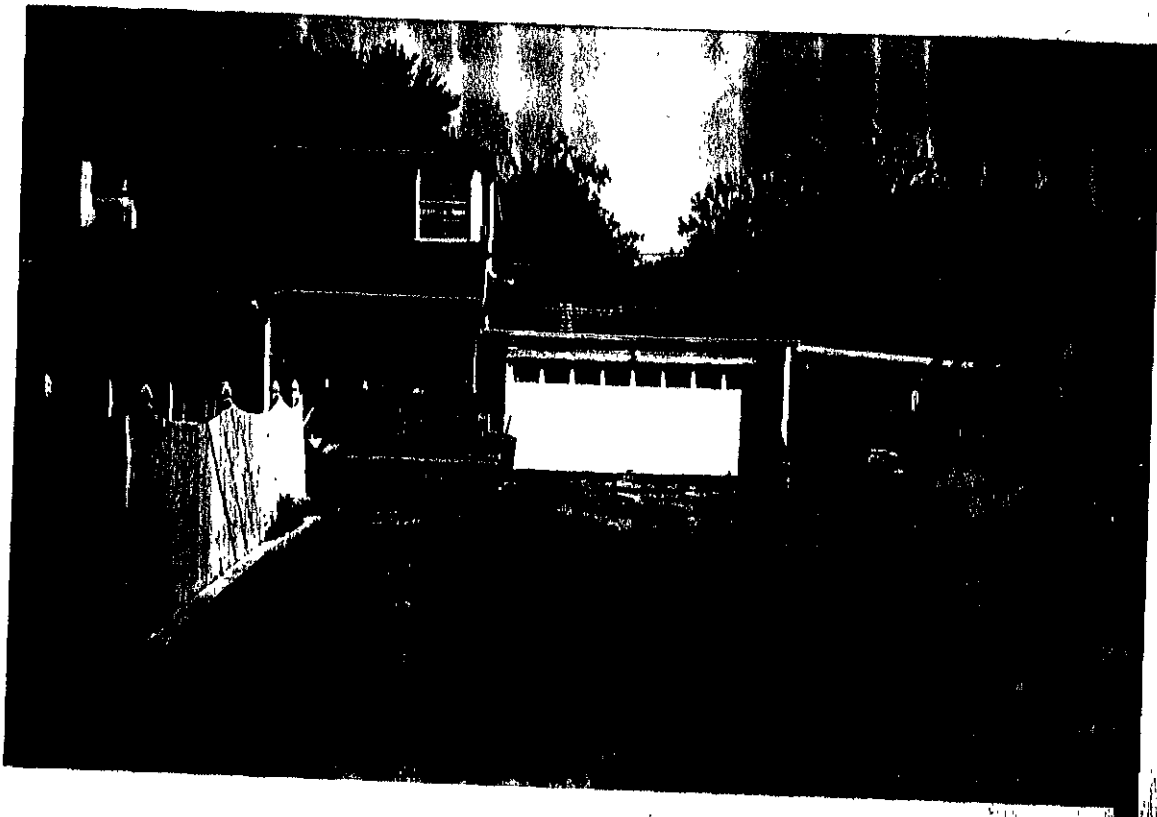
From Dundalk United Methodist Church
6901 Mornington Rd



7002 Mornington Rd.



From Pierotti's
7007 Mornington Rd.



MICROFILMED, From Cornely's
3001 Dunran Rd.

97-185-X

VIEWS OF NEIGHBORS FROM HOME:



Toward Dundalk United Methodist Church
6901 Mornington Rd



Toward Three Garden Village Apartments
7002 Mornington Rd.



Toward Pierotti's
7007 Mornington Rd.



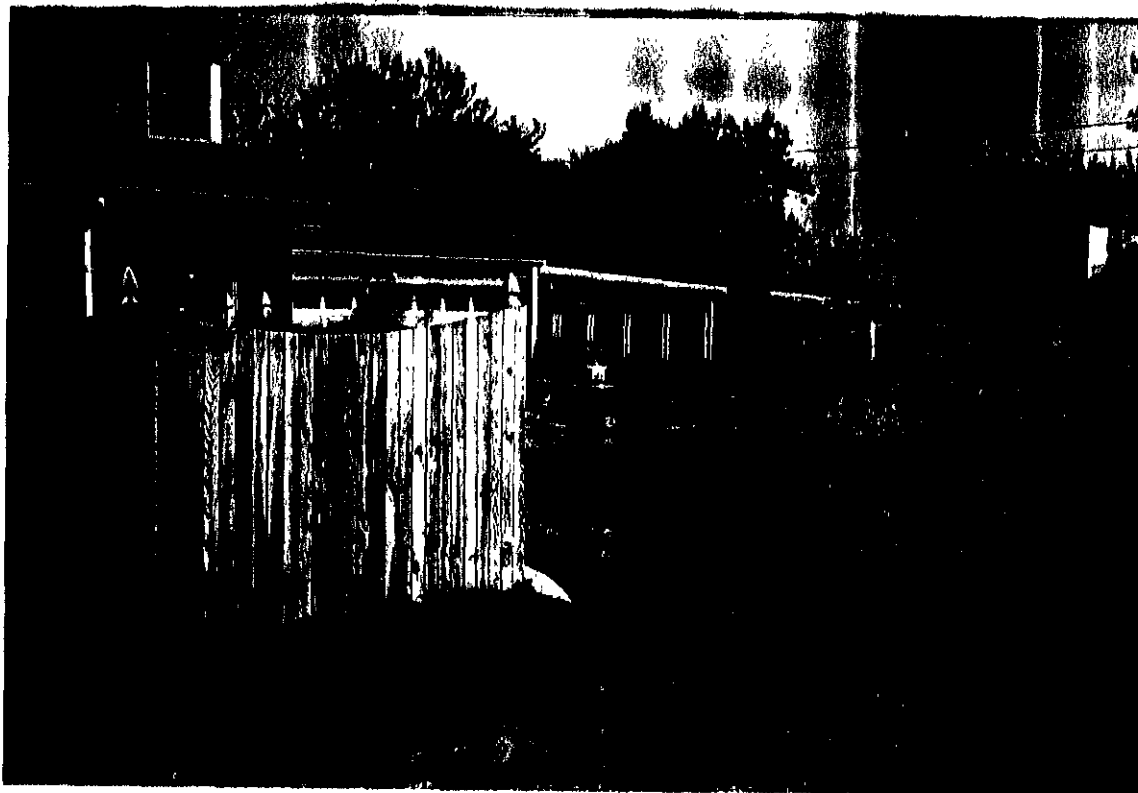
97-175-X

Toward Cornely's
3001 Dunran Rd.

66 MICROFILMED.

VIEW OF FRONT AND BACK OF PROPERTY





Gene & Debi Golden
7001 Mornington Rd.
Dundalk, MD 21222

PETITIONER'S
EXHIBIT 6A

97-175-X

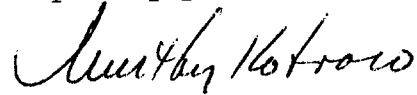
MICROFILMED

Mr. Eugene Golden
January 7, 1996
Page 2

extensions of time with the Zoning Enforcement Division of the Department of Permits and Development Management (887-3351) who should now be monitoring this matter.

In the event you wish to discuss this matter further, I am available during regular business hours and will be happy to meet with you.

Very truly yours,



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Hon. Joseph J. Minnick and Hon. Jake Mohorovic
305 Lowe House Office Building, Annapolis, Md. 21401-1991

Hon. C. A. "Dutch" Ruppertsberger, County Executive
Hon. Louis DePazzo, County Council
Baltimore County Board of Appeals

The Dundalk Eagle, 4 N. Center Place, Dundalk, Md. 21222

People's Counsel; Case File

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RECEIVED