

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SEC 52nd Street and Bank Street	*	ZONING COMMISSIONER
435 52nd Street		
15th Election District	*	OF BALTIMORE COUNTY
7th Councilmanic District		
William Fink, et ux, Petitioners	*	Case No. 97-554-SPH
* * * * *	*	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 435 52nd Street in the Eastpoint community of Baltimore County. The Petition was filed by William Fink and Charlotte Fink, his wife, property owners. Special Hearing relief is requested to approve a nonconforming use of two apartments in a dwelling located in the front yard of the subject property and to amend the previously approved plan and Order in zoning case No. 88-294-SPH. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Special Hearing marked as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were William Fink and Charlotte Fink, property owners. Also present was Rose Lancaster, a neighbor who has resided in the area for many years. The Petitioners were represented by Michael Gilbert, Esquire. There were no Protestants or other interested persons present.

Proffered testimony and evidence offered on behalf of the Petitioners was that they have owned the subject property for approximately 11 years. The subject property is a residential lot, zoned D.R.10.5, located in the Eastpoint community of Baltimore County. The property is improved with two structures, both of which are used as residential dwellings. Mr. and Mrs. Fink reside in a structure located in the rear yard. A second struc-

ORDER RECEIVED FOR FILING

Date

By

Handwritten signature and date: 12/9/97

ture is located in the front yard, containing 2 apartments and is the subject of the Petition. It is of note that in a prior case No. 88-294-SPH, special hearing relief was granted to permit two dwelling buildings on the subject lot.

The Petitioners produced a series of affidavits which collectively indicate that the front building has been used as a two apartment dwelling continuously and uninterrupted for many years. Additionally, the testimony of Rose Lancaster was offered. Mrs. Lancaster has lived in the community for many years. She has a recollection of the subject property and use thereof dating to the years during World War II, prior to 1945. She indicated that she has resided in the neighborhood for many years and that her family owned a grocery store in the community. She recalls working in the grocery store and the fact that the front dwelling on the subject property was utilized as a two apartment building prior to 1945. She testified that many of the tenants in the building were customers of the family grocery store in which she was employed. She also indicated that the two apartment use of the subject structure has been continuous and interrupted since that time.

Based upon the testimony and evidence offered, I am persuaded that the Petition for Special Hearing should be granted. The property is clearly nonconforming, as that term is defined in Section 101 of the BCZR and regulated by Section 104. Essentially, those sections allow a use which is otherwise impermissible under the zoning regulations to continue if the use existed prior to the adoption of the legislation which prohibits the use. In this case, it is clear that the front dwelling has been used as a two apartment unit since prior to 1945, the date that first zoning regulations were adopted in Baltimore County. Clearly, the use has continued uninterrupted since that time. For this reason, the Petition for Special Hearing shall be granted.

ORDER RECEIVED FOR FILING

Date

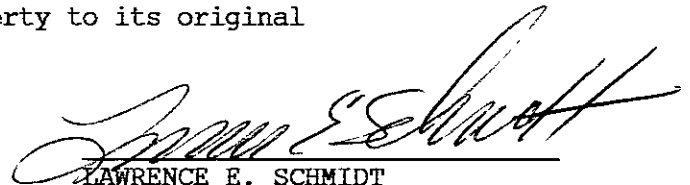
By

1/29/97
M. J. [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 should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of July 1997 that, pursuant to the Petition for Special Hearing, approval to allow a nonconforming use of two apartments in a dwelling located in the front yard of the subject property, and to amend the previously approved plan and Order in zoning case No. 88-294-SPH, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDERED
Date 7/29/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 29, 1997

Michael Gilbert, Esquire
7508 Eastern Avenue
Baltimore, Maryland 21224

RE: Petition for Special Hearing
Case No. 97-554-SPH
Property: 435 52nd Street
William and Charlotte Fink, Petitioners

Dear Mr. Gilbert:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted with restriction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att.

c: Mr. and Mrs. William Fink



RE: PETITION FOR SPECIAL HEARING
435 52nd Street, SEC 52nd
Street and Bank Street, 15th Election
District, 7th Councilmanic

William and Charlotte Fink
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-554-SPH

* * * * *

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
People's Counsel for Baltimore County



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 11th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Michael Gilbert, Esq., 7508 Eastern Avenue, Baltimore, MD 21224, attorney for Petitioners.



PETER MAX ZIMMERMAN

Change
only
my



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

435 S 52 ST

which is presently zoned

~~DR 10.5~~
DR 10.5

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A PRIOR NONCONFORMING USE OF TWO APARTMENTS IN THE
FRONT ~~BUILDING~~ DWELLING AND TO AMEND THE PREVIOUSLY APPROVED
PLAN AND ORDER IN ZONING CASE # 88-294-SPH

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

I, or we, agree to pay expenses of 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.

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)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

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: _____ DATE _____



554

changes
OK
mij

ZONING DESCRIPTION FOR

435 52nd STREET

97-554-584

Beginning at a point on the east side of Fifty Second Street (which is 50 feet wide of right of way ^{mij} and ~~24 feet wide of paving~~) at the distance of ^{25 mij} ~~32~~ feet south of the centerline of the nearest improved intersecting street Bank Street (which is 50 feet wife of right of way and ^{mij} ~~24 feet wide of paving~~). Being Lot # 7 in Block N/APP, Section N/APP in the subdivision of DEFENSE HEIGHTS as recorded in Baltimore County Plat Book CWB, Jr. 12, folio 117, and also shown by the deed recorded among Baltimore County Land Records at Book SM 7390, folio 120; containing 4897 square feet and being .1124 acres. Also known as 435 52nd Street and located in the 7th Councilmanic District and 15th Election District.

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 in Towson, Maryland on the property identified herein as follows:

Case #97-554-SPH
435 52nd Street
SEC 52nd Street and Bank

Street
15th Election District
7th Councilmanic
Legal Owner(s):
William Fink and Charlotte Fink

Special Hearing: to approve a prior nonconforming use of two apartments in the front dwelling and to amend the previously approved plan and order in zoning case #88-294-SPH.

Hearing: Wednesday, July 16, 1997 at 11:30 a.m., Room 407 Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/04 June 26 C153900

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/26, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 6/26, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 97-554
By JLL ITEM 554030192

DATE 6/12/97 ACCOUNT 00016150

AMOUNT \$ 62.00

RECEIVED FROM: GILBERT

FOR: SPH (RES) FILING

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/12/1997 6/12/1997 11:04:13
REG NO. 06 CASHIER KIM KIM DRAWER 6
5 MISCELLANEOUS CASH RECEIPT
Receipt # 000997
CR NO. 038192
\$62.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

GG S

WCR said to put this in
the file — It shows the
corrected items that JLL
actually charged them for

97-554

Sophie

BALTIMORE COUNTY, MARYLAND

**OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

By JLL ITEM 554038192

DATE

6/12/97

ACCOUNT

R0016150

AMOUNT

\$ 62.00

RECEIVED
FROM:

GILBERT

FOR:

SPH (RES) FILING \$ 12 plan Sophie

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/12/1997 6/12/1997 11:04:13

REG NS06 CASHIER KCM KCM DRAWER
5 MISCELLANEOUS CASH RECEIPT

Receipt # 000997

CR NO. 038192

\$62.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 554

Petitioner: WILLIAM FINK & CHARLOTTE FINK

Location: 435 52 ND ST. BALT MD. 21224

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ~~WILLIAM FINK~~ WILLIAM FINK

ADDRESS: 435 52 ND ST. BALT. MD. 21224

PHONE NUMBER: 410 - ~~285~~ - 285-8690

AJ:ggs

(Revised 09/24/96)

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

Date to be Posted: Anytime before but no later than *

8/22/97

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-554-SPH

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

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL HEARING TO APPROVE A PRIOR NONCONFORMING
USE OF TWO APARTMENTS IN THE FRONT DWELLING AND TO
AMEND THE PREVIOUSLY APPROVED PLAN AND ORDER IN ZONING
CASE # 88-294-SPH

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

TO: PUTTUXENT PUBLISHING COMPANY
June 26, 1997 Issue - Jeffersonian

Please forward billing to:

William Fink
435 52nd Street
Baltimore, MD 21221
410-285-8690

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-554-SPH
435 52nd Street
SEC 52nd Street and Bank Street
15th Election District - 7th Councilmanic
Legal Owner(s): William Fink and Charlotte Fink

Special Hearing to approve a prior nonconforming use of two apartments in the front dwelling and to amend the previously approved plan and order in zoning case #88-294-SPH.

HEARING: WEDNESDAY, JULY 16, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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.



Baltimore County
Department of Permits and
Development Management

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

June 20, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-554-SPH
435 52nd Street
SEC 52nd Street and Bank Street
15th Election District - 7th Councilmanic
Legal Owner(s): William Fink and Charlotte Fink

Special Hearing to approve a prior nonconforming use of two apartments in the front dwelling and to amend the previously approved plan and order in zoning case #88-294-SPH.

HEARING: WEDNESDAY, JULY 16, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William and Charlotte Fink
Michael Gilbert, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 1, 1997.
(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.





Baltimore County
Department of Permits and
Development Management

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

July 14, 1997

Michael Gilbert, Esquire
7508 Eastern Avenue
Baltimore, MD 21224

RE: Item No.: 554
Case No.: 97-554-SPH
Petitioner: William Fink, et ux

Dear Mr. Gilbert:

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 June 12, 1997.

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 (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 552, 553, 554, 555, 557, 558 and 562

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Diana Miller
(for Gary Kerns)

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 6-26-97
Item No. 554 JLL

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 Larry Gredlein at 410-545-5606 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

LG

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Jan 25, 97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: June 23, 97

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

Item #'s:

556	559
<u>554</u>	560
555	561
556	
558	

RBS:sp

BRUCE2/DEPRM/TXTS8P

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

June 25, 1997

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

RE: Property Owner: William Fink & Charlotte Fink

Location: DISTRIBUTION MEETING OF June 23, 1997

Item No.: 554 Zoning Agenda:

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", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: July 1, 1997

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

~~Robert W. Bowling~~ **ROBERT W. BOWLING**

SUBJECT: Zoning Advisory Committee Meeting
for June 30, 1997
Item Nos. 550, 551, 552, 554, 555,
556, 557, 558, 559, 560, & 562

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

RWB:HJO:jrb

cc: File

ZONE630.NOC



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

June 16, 1997

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. 554

VIOLATION CASE # C-97-4773
LOCATION OF VIOLATION 435 42nd. STREET, 21224
DEFENDANT WILLIAM & CHARLOTTE FINK
ADDRESS SAME

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

CHRISTOPHER CREEGAN
435 52ND ST. 21224
MICHAEL I. GILBERT
7508 EASTERN AVENUE, 21224

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.

AFFIDAVIT

I, DONALD J. KUESSNER, being of the age of majority, having personal knowledge of the below facts, and being competent to testify to the below facts, depose and state:

1. I was born in 1942.
2. I have lived at 7718 Gough St., Baltimore County, Maryland my entire life.
3. My uncle lived at 439 52nd Street until approximately 1953.
4. As a youth, I went to school with children who lived at 435 52nd Street.
5. As far back as I can remember, the front house at 435 52nd Street has been used as a two family (two apartment) residence. My memory on this extends from the beginning of school (approximately age 6) up through the present.

I DO SOLEMNLY DECLARE AND AFFIRM THAT THE FACTS AND STATEMENTS IN THE ABOVE AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Donald J. Kuessner
DONALD J. KUESSNER

DATE: 7-15-97

STATEMENT

My name is John Smith

I live at 7251 BANK ST 21224

and have lived there since 1978.

I know that the front house at 435 52nd Street, Baltimore, Maryland is and has been used as two residential apartments (one upstairs and one downstairs) since at least since I was

I know this because to the best of knowledge, because
I have walked by there every day for the past
19 years

Signature John Smith

Date 6-5-97

Phone Number 410 282 7712

STATEMENT

My name is LEROY PRESTON

I live at 7762 Gough St.

and have lived there since 1994 But HAVE Lived in Colgate since 1960

I know that the front house at 435 52nd Street, Baltimore, Maryland is and has been used as two residential apartments (one upstairs and one downstairs) since at least 1960.

I know this because I HAVE Lived in that Apt. when my parents where alive in the 60's

Signature Leroy Preston

Date 6/8/97

Phone Number 410-285-2796

THANK YOU FOR YOUR KINDNESS,

STATEMENT

My name is FRED KRELLER

I live at 26 SILVERHILL CT. PERRYHALL MD. I OWN THE HOUSE
AT 439 S. 52ND ST. AND MY MOTHER STILL RESIDES THERE,
~~and have lived there since~~ SHE HAS LIVED THERE SINCE 1953.

I know that the front house at 435 52nd Street, Baltimore, Maryland is and has been used as
two residential apartments (one upstairs and one downstairs) since at least 1960.

I know this because I USED TO PLAY WITH THE KID WHO
LIVED UPSTAIRS.

Signature Fred Kreller

Date 6-16-97

Phone Number 931-3953

STATEMENT

My name is Bernadine Klapka

I live at 7817 Park St.

and have lived there since 1954.

I know that the front house at 435 52nd Street, Baltimore, Maryland is and has been used as two residential apartments (one upstairs and one downstairs) since at least 1954.

I know this because since I moved there in 1954, the previous owners had rented it as two apartments.

Signature Bernadine Klapka

Date 7/3/97

Phone Number 410-288-0107

STATEMENT

My name is ROBERT KUESSNER

I live at 8045 EASTDALE RD.

and have lived there since MIDDLE OF OCTOBER 1996

I know that the front house at 435 52nd Street, Baltimore, Maryland is and has been used as two residential apartments (one upstairs and one downstairs) since at least 1984 OR BEFORE THAT

I know this because I LIVED AT 7700 WYNBROOK RD. FROM MAY OF 1984 TILL OCTOBER OF 1996

Signature Robert Kueessner

Date 6/14/97

Phone Number 410-282-5253

STATEMENT

My name is LINDA L. BRUNO

I live at 7754 BOUGH ST.

and have lived there since 1983.

I know that the front house at 435 52nd Street, Baltimore, Maryland is and has been used as two residential apartments (one upstairs and one downstairs) since at least 1985.

I know this because I HAVE SEEN PEOPLE COME AND GO AND
KNOWN DIFFERENT PEOPLE WHO LIVED THERE.

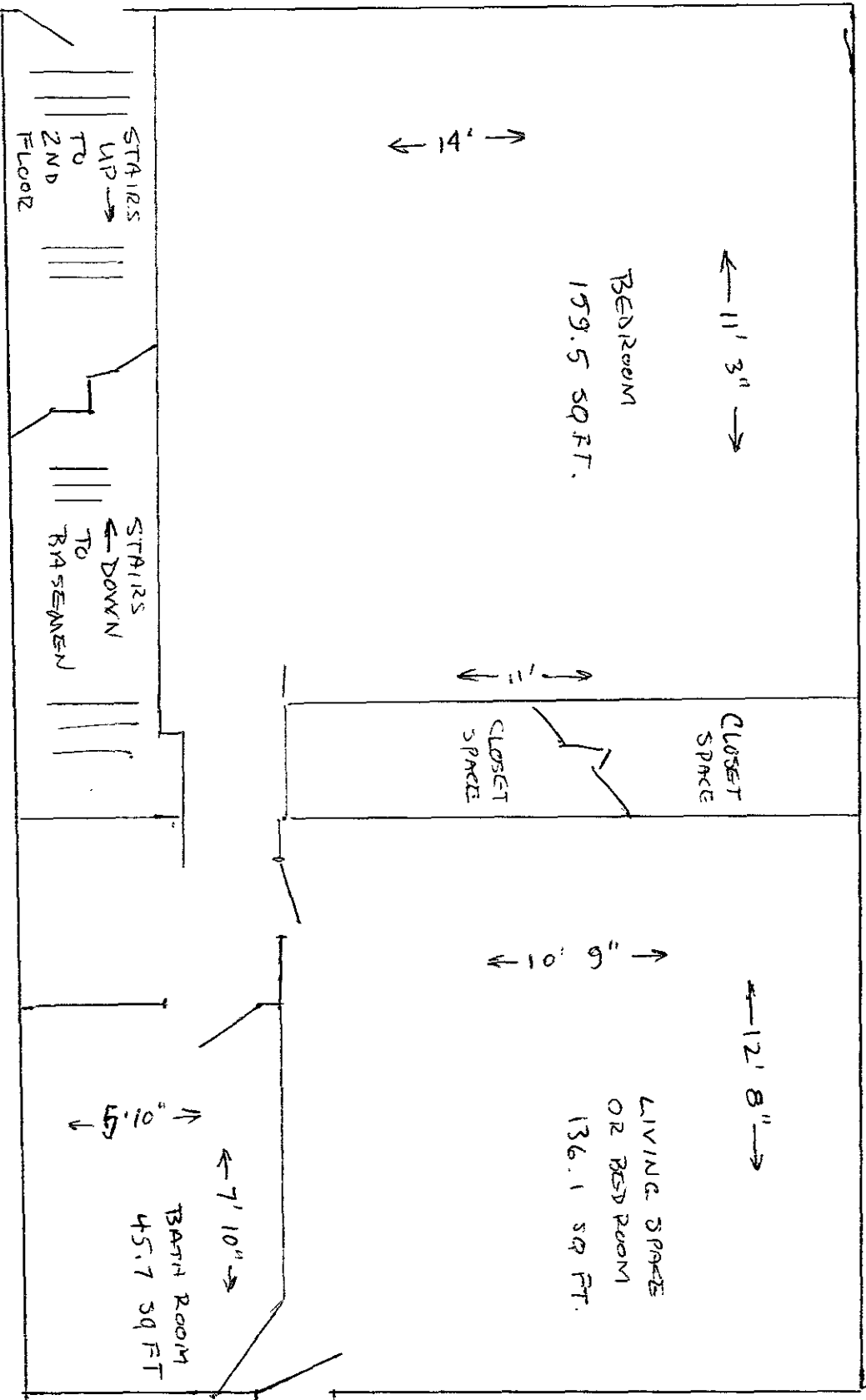
Signature Linda L. Bruno

Date 6-13-97

Phone Number 284 5696

52ND ST ↑

→ N



454

FIRST FLOOR
435 52ND ST.

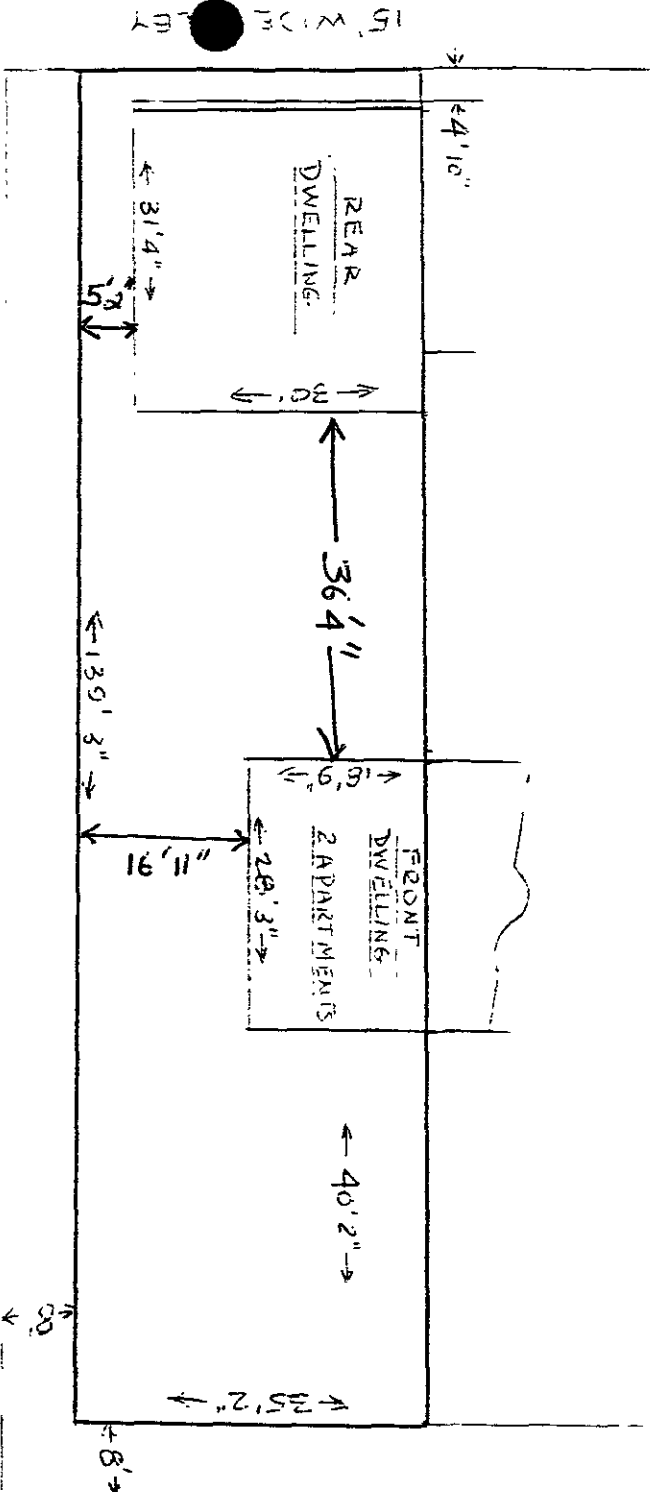
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

Property Address: 435 52nd St., Balt. Co. 21224

Subdivision DEFENSE Hts. Plat Book CWB, Jr. 12, folio 117

Owners: Wm. H. Fink, Sr. & Charlotte T. Fink, his wife Deed Reference SM 7390/120

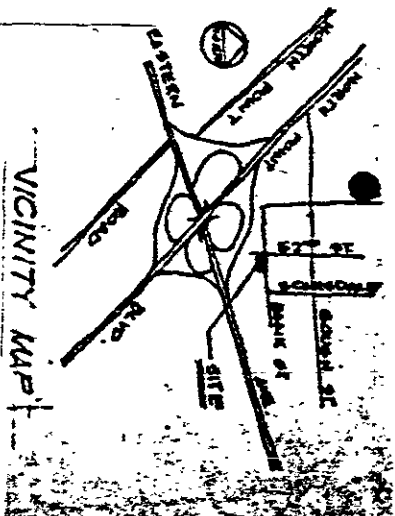
Plat dated: 6/11/97 prepared by: Michael I. Gilbert Scale 1" = ~~50'~~ 20'



BANK STREET 50' R/W

FIFTY-SECOND STREET

50' R/W



Location Information

- Councilmanic Dist. 7
- Elect. Dist. 15
- Precinct 1
- Zoning D.R. 10.5
- Lot Size 139' 3" x 35' 2"
- 4897 Sq. Ft.
- .1124 ac.
- Public Water
- Public Sewer
- No Chesapeake Bay Critical Area
- Prior Zoning Hearing 88-294 SPH

554

Changes OK