



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 12, 1998

Mr. Thomas M. Watson
2913 Onyx Road
Baltimore, Maryland 21234

Dear Mr. Watson:

RE: Citation No. 98-92-SPH, 9th Election District

In response to your telephone call of January 8, 1998, I had an opportunity to discuss your concerns with the Baltimore County Zoning Commissioner Lawrence E. Schmidt the very next day. With no appeal taken by the community, of the commissioner's decision of November 17, 1997, if you or the community believe that abandonment or discontinuance of the two apartment dwelling has taken place, then per the commissioner, one should file a special hearing petition to decide this issue in a manner open to the general public. If this option is undertaken and a decision is made supporting your position and the current property owner fails to take an appeal, the Code Inspections and Enforcement Division will then take corrective action.

If additional questions remain, please contact this office at 410-887-3352.

Sincerely,

A handwritten signature in black ink, appearing to read "J.H. Thompson", written over a horizontal line.

JAMES H. THOMPSON
Code Inspections and
Enforcement Supervisor
410-887-3352

JHT/hek
c: Richard Reinhart, Aide
Councilman Joseph Bartenfelder
Inspector Pam Ellis



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Onyx Road, 80 ft. S
of c/l Opal Road, * ZONING COMMISSIONER
2902 Onyx Road
9th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Alice E. Grim * Case No. 98-92-SPH
Petitioner

* * * * *

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 2902 Onyx Road in Parkville. The Petition was filed by Alice E. Grim, property owner. Special hearing relief is requested to approve the legal nonconforming use of the subject property as a two apartment dwelling. The requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the public hearing held for this case was Alice E. Grim, Petitioner. Also present was Alice V. Bell, Ms. Grim's daughter, and Arthur L. Bell, her husband. Also appearing in support of the Petition was Wayne Geoghagan, Joan Hemingway and Herman Goette. Appearing in opposition to the request was William M. Valentine, William C. Valentine, and Thomas M. Watson.

Testimony and evidence presented was that the subject property is rectangular in shape, approximately .129 acres in area, zoned D.R.5.5. The property has frontage on Onyx Road and is improved with a detached dwelling known as 2902 Onyx Road. The property is located not far from Harford Road in the Parkville community of Baltimore County.

Testimony and evidence received from the Petitioner was that she and her husband (now deceased) purchased the property in 1941 and moved into the dwelling thereon shortly thereafter. For approximately the next 13

ORDER FOR FILING
Date 11/17/97
By M. G. G. G.

years, the Grim family utilized the structure as a single family dwelling and resided therein. In 1954, Mr. Grim became ill and shortly thereafter passed away. As a result of his illness and subsequent death, the property was converted to a two apartment unit in 1954. It was indicted that there are separate entrances to each apartment, leading from a common vestibule on the first floor. The upstairs apartment apparently contains a living room, bedroom, kitchen and bath area. The downstairs apartment also contains a living room, bedroom, bath, kitchen and also access to the basement.

Mrs. Grim indicated that she has lived in the downstairs apartment since the conversion of the structure in 1954. She indicated that her occupancy was continuous and uninterrupted until approximately December of 1996. At that time, she vacated the premises and moved in with her daughter, Alice V. Bell. The property is now up for sale as a two apartment structure.

Supporting testimony was also received from Mr. Goette and Mr. Geoghagan. Mr. Goette testified that he and his wife lived in the upstairs apartment unit for a period of approximately three years in the late 1950s. Mr. Geoghagan testified that he has lived down the street for many years and is familiar with the property. He also moved into this neighborhood in 1941 and testified that the subject site has been continuously and uninterruptedly used as a two apartment building since 1954.

Testimony was also received from Messrs. Valentine and Mr. Watson, who all reside in the immediate vicinity. They questioned why there were no written rental agreements evidencing the lease of this property and also generally questioned and contradicted the testimony offered in support of the Petition. However, Mr. Watson did indicate that there were times when he saw "two elderly ladies" at the premises; an admission which

could be taken to support the Petitioner's testimony. Also, the senior Mr. Valentine's testimony was expressed in the negative; that is, he did not testify that the property was not used as two apartments but that he didn't know that it was.

As I stated at the hearing, this matter comes in before me for consideration of the Petition for Special Hearing seeking designation of the property as a nonconforming use. A nonconforming use is defined in Section 101 of the Baltimore County Zoning Regulations (BCZR) as a "A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use." Nonconforming uses are regulated in Section 104 of the BCZR.

In essence, the nonconforming designation is used to grandfather an otherwise illegal use. The first set of zoning regulations were enacted in Baltimore County in 1945. Those regulations were simplistic in nature and divided the County into a series of zones; including residential, office, industrial, etc. In 1955, the zoning regulations were comprehensively amended and re-adopted.

Under the 1955 zoning regulations, the residential zones were further delineated so that specific residential zones were created to allow apartment versus single family use. The subject property was then zoned to allow single family dwellings.

Thus, the issue to be considered is whether the property was used as a two apartment dwelling prior to March 1, 1955, the effective date of the revised zoning regulations. If so, the property is considered nonconforming; that is, the otherwise illegal use may continue.

In this case, the overwhelming testimony and evidence offered was that the property is in fact nonconforming. Mrs. Grim's testimony and those of the neighbors who testified in support of the Petition is persua-

11/17/97
By: M. Graham
Date: 11/17/97
FILED

sive. The lack of a written lease, although bearing on the issue, is not dispositive. Frequently, those who lease a portion of a previously used single family dwelling do not follow the formalities utilized by commercial apartments.

Having established that the use is nonconforming, the second consideration is whether same has continued since the date it was originally established. Section 104 provides that nonconforming uses are not favored under law and that the right to use a nonconforming use is forfeited if the use is discontinued or abandoned for a period of at least one year. The concept of discontinuance or abandonment means that the property owner must show some intent to give up the nonconforming use. In this case, brief periods of non-occupancy of one or both of the apartments does not necessarily equate to abandonment in that the Petitioner may desire to continue to utilize the dwelling as a two apartment unit but be unable to do so due to the lack of a tenant. In this case, there appears to have been no discontinuance or abandonment. Although the property has been vacant since December of 1996, the public hearing held on this case was less than a year since that time. Moreover, even if the dwelling remains unoccupied for a reasonable additional period, the nonconforming use may not be abandoned depending upon the circumstances which surround the vacancy.

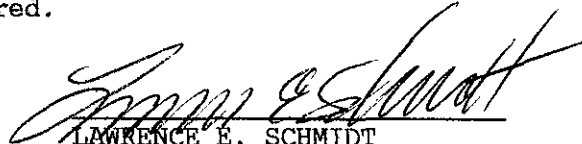
For these reasons, I am persuaded that the Petition for Special Hearing must be granted. In my judgment, the Petitioner has satisfied the requisite burden of proof and the use should be permitted to continue as set forth under law.

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.

OUTSIDE
11/17/97
Mr. Hawk

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of November 1997 that approval of a legal nonconforming use of the subject property as a two apartment dwelling, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm



Baltimore County
Zoning Commissioner
Office of Planning

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

November 14, 1997

Mrs. Alice E. Grim
c/o Mrs. Alice V. Bell
8722 Wendell Avenue
Baltimore, Maryland 21234

RE: Petition for Special Hearing
Case No. 98-92-SPH
Property: 2902 Onyx Road
Alice E. Grim, Petitioner

Dear Mrs. Grim:

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

In the event any party finds the decision rendered 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 Appeals Clerk at 887-3391.

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
for Baltimore County

LES:mmn
encl.

c: Mr. William M. Valentine
2909 Onyx Road, 21234
c: Mr. William C. Valentine
2914 Onyx Road, 21234
Mr. Thomas M. Watson
2913 Onyx Road, 21234
c: Ms. Joan Hemingway
Coldwell Banker/Grempler
400 E. Joppa Road
Towson, Maryland 21204





Petition for Special Hearing

98-92-SPH

to the Zoning Commissioner of Baltimore County

for the property located at

2962 Onyx Rd

which is presently zoned

DR-5-5

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

the legal nonconforming use of an existing two apartment dwelling

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):

* ALICE E GRIM
(Type or Print Name)

* Alice E. Grim
Signature

(Type or Print Name)

Signature

* 2902 Onyx Rd 410-668-9294
Address Phone No.

* BALTO MD 21234
City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

ALICE BELL

8722 WENDELL AVE

410-668-9294

21234

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

mta

DATE



98-92-SPH

Beginning on the northeast side of Onyx Road,
50 feet wide, at the distance of 80 feet south
of the centerline of Opal Road. Also known
as 2902 Onyx Road containing .129 acres,
as recorded by deed, located within the
9th Election District.



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.: 92

Petitioner: Alice Grims

Location: 2902 Onyx Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Alice Bell

ADDRESS: 8722 Wendell Ave

Balto. Md. 21234

PHONE NUMBER: (410) 668-9294

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

042786

DATE 9/10/97 ACCOUNT 01-615

Item: 92
By: MDK AMOUNT \$ 50.00

RECEIVED FROM: Grim, Alice - 2902 Onyx Road

FOR: 080- Sp. Hery \$ 50.00

DISTRIBUTION

TE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/10/1997 9/10/1997 11:37:56

REG 4902 CASHIER JRIC JMR DRAWER 2

MISCELLANEOUS CASH RECEIPT

Receipt # 013030 JFLN

CR NO. 042786

50.00 CHECK: FA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 19 97

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 1 successive weeks, the first publication appearing on Oct. 2, 19 97.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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: #98-92-SPH
2909 Onyx Road
NE/S Onyx Road 80' S of c/l
Opal Road
9th Election District
6th Councilmanic
Legal Owner(s)
Alice E. Gnm

Special Hearing: to approve the legal, nonconforming use of an existing two apartment dwelling.

Hearing: Monday, October 20, 1997 at 11:00 a.m. in 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 (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/077 October 2 C178378

CERTIFICATE OF POSTING

RE: Case No.: # 98-92-Sph
Petitioner/Developer:
(Alice Grim)
Date of Hearing/~~Cl. Hg.~~:
(Oct. 20, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

____2902 Onyx Road Baltimore Maryland 21234_____

The sign(s) were posted on _____ Oct. 5, 1997 _____
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster & Date)

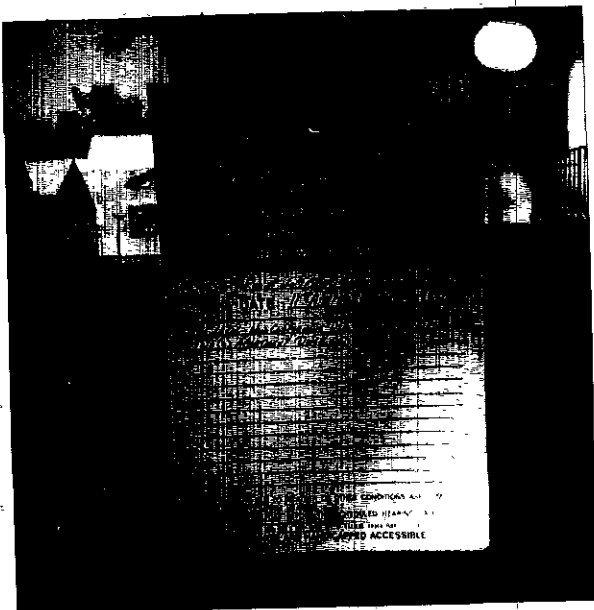
____Thomas P. Ogle, Sr._____

____325 Nicholson Road_____

____Baltimore, Maryland 21221_____

____(410)-687-8405_____

(Telephone Number)



98-92-SPH

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:

Item 92

ZONING NOTICE

Case No.: 98-92-SPH

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

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: the legal nonconforming use of an
existing two apartment dwelling

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

September 25, 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:

2902 CASE NUMBER: 98-92-SPH

2909 Onyx Road

NE/S Onyx Road, 80' S of c/l Opal Road

9th Election District - 6th Councilmanic

Legal Owner(s): Alice E. Grim

Special Hearing to approve the legal nonconforming use of an existing two apartment dwelling.

HEARING: MONDAY, OCTOBER 20, 1997 at 11:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Alice E. Grim
Alice Bell

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 5, 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.



TO: PUTUXENT PUBLISHING COMPANY
October 2, 1997 Issue - Jeffersonian

Please forward billing to:

Alice e. Grim
2902 Onyx Road
Baltimore MD 21234
410 668 9294

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: 98-92-SPH
2909 Onyx Road
NE/S Onyx Road, 80' S of c/l Opal Road
9th Election District - 6th Councilmanic
Legal Owner(s): Alice E. Grim

Special Hearing to approve the legal nonconforming use of an existing two apartment dwelling.

HEARING: MONDAY, OCTOBER 20, 1997 at 11:00 a.m. in 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

October 2, 1997

Ms. Alice E. Grim
2902 Onyx Road
Baltimore, MD 21234

RE: Item No.: 92
Case No.: 98-92-SPH
Petitioner: Alice E. Grim

Dear Ms. Grim:

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 September 5, 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, appearing to read "W. Carl Richards, Jr.", is written over a circular official stamp. The stamp is partially obscured by the signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPTEMBER 22, 1997

Item No.: SEE BELOW 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

087, 088, 089, 090, 091, 092, 094, 095, AND 097

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





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 9-23-97
Item No. 092 mjk

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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: September 23, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 88, 89, 91, 92, and 97

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 26, 1997

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 29, 1997
Item Nos. 087, 088, 089, 091, 092,
095, 096, 097, and 098

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

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

TO: PDM

DATE: 9/25/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 22, 97

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

Item #'s: 88
89
90
91
(92)
95
96
98

RBS:sp

BRUCE2/DEPRM/TXTSBP

2902

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
2909 Onyx Road, NE/S Onyx Road, 80' S * ZONING COMMISSIONER
of c/l Opal Road, 9th Election District, * OF BALTIMORE COUNTY
6th Councilmanic *
Alice E. Grim *
Petitioner * CASE NO. 98-92-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

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 6th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Alice Bell, 8722 Wendell Avenue, Baltimore, MD 21234, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

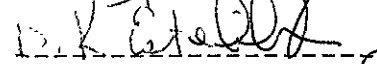
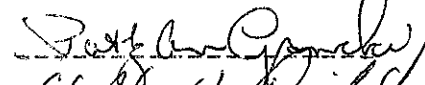
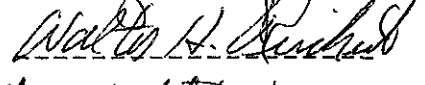
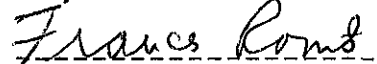
Baltimore County Zoning Commissioner
401 Bosley Ave.
Towson, MD.

The following group of people oppose the use of 2902 Onyx Road Parkville, Maryland 21234 as a two apartment unit. Case #98-92-SPH. We are petitioning the Zoning Board to denied there variance request.

SIGNATURE	NAME	ADDRESS
<i>Thomas Watson</i>	THOMAS WATSON	2913 ONYX Rd. 21234
<i>William Valente</i>	WILLIAM VALENTE	2909 ONYX RD 21234
<i>William A. Taylor</i>	William Taylor	2907 ONYX RD 21234
<i>Judith L. Parks</i>	JUDITH L. PARKS	2911 ONYX RD. 21234
<i>William C. Valente</i>	WILLIAM C. VALENTE	2914 ONYX RD 21234
<i>Margorie MacCubbin</i>	MARGORIE MACCUBBIN	2919 ONYX Rd
<i>Raymond J. Prematta</i>	RAYMOND PREMATTA	2908 ONYX RD
<i>Brenda Moses Allen</i>	Brenda Moses Allen	2915 Onyx Rd
<i>Douglas W. Allen</i>	Douglas W. Allen	2915 Onyx Rd.
<i>Catherine Dobry</i>	CATHERINE DOBRY	2918 ONYX RD
<i>Frank J. Pasta</i>	FRANK J. PASTA	2905 ONYX Rd.
<i>Adrian J. Nickles</i>	Adrian J. Nickles	2904 ONYX RD.
<i>David Barsotti</i>	David Barsotti	2907 Topaz Rd.
<i>Robert Ford</i>	Robert Ford	2906 ONYX Rd.
<i>Kenneth Morgan</i>	Kenneth Morgan	2825 Onyx Rd.
<i>Gordon C. Hyssong</i>	Gordon C. Hyssong	2820 ONYX RD.
<i>Tony Koomets</i>	TONY KOOMETTS	2901 ONYX Rd.
<i>Mark Klass</i>	MARK KLAAS	2821 ONYX Rd.

Baltimore County Zoning Commissioner
401 Bosley Ave.
Towson, MD.

The following group of people oppose the use of 2902 Onyx Road Parkville, Maryland 21234 as a two apartment unit. Case #98-92-SPH. We are petitioning the Zoning Board to denied there variance request.

SIGNATURE	NAME	ADDRESS
	TIM ARMSTRONG 2819 Onyx Rd	2819 Onyx Road
	D.K. Fisher	2823 Onyx Road
	TATTY AND GRONCKI	2822 Onyx Rd
	WALTER H. REICHERT	2900 ONYX RD
	GEORGE J. KOTZ	2917 ONYX RD
	FRANCES ROMB	2901 ONYX RD.

Every B. y in
Block Except.
2910 Vacant
2912 Rental Property
2916 owner But NOT
competent someone
Has control of
Her Affairs

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ALICE E GRIM

8722 WENDELL AVE 21234

ALICE V. BELL

8722 WENDELL AVE 21234

ARTHUR L. BELL

8722 WENDELL AVE 21234

WAYNE GEOGRAPHAN

2816 ONYX RD 21234

JOAN HEMINGWAY

COLDWELL BANKER GREMPER
400 E JOPPA RD
TOWSON, MD

HERMAN GOETTE

700 REMINGTON RL FALLSTON MD
21047



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

WILLIAM M VALENTINE

2909 ONYX RD 21234

WILLIAM C VALENTINE

2914 ONYX RD 21234

THOMAS M. WATSON

2913 ONYX Rd. 21234





#92

BL

HISS ME
CHURCH
SPIRE

PARKVILLE
ELEM.

BL-AS

9892
SPH

D.R. 5.5

97-231-A

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 2902 ONYX RD.

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

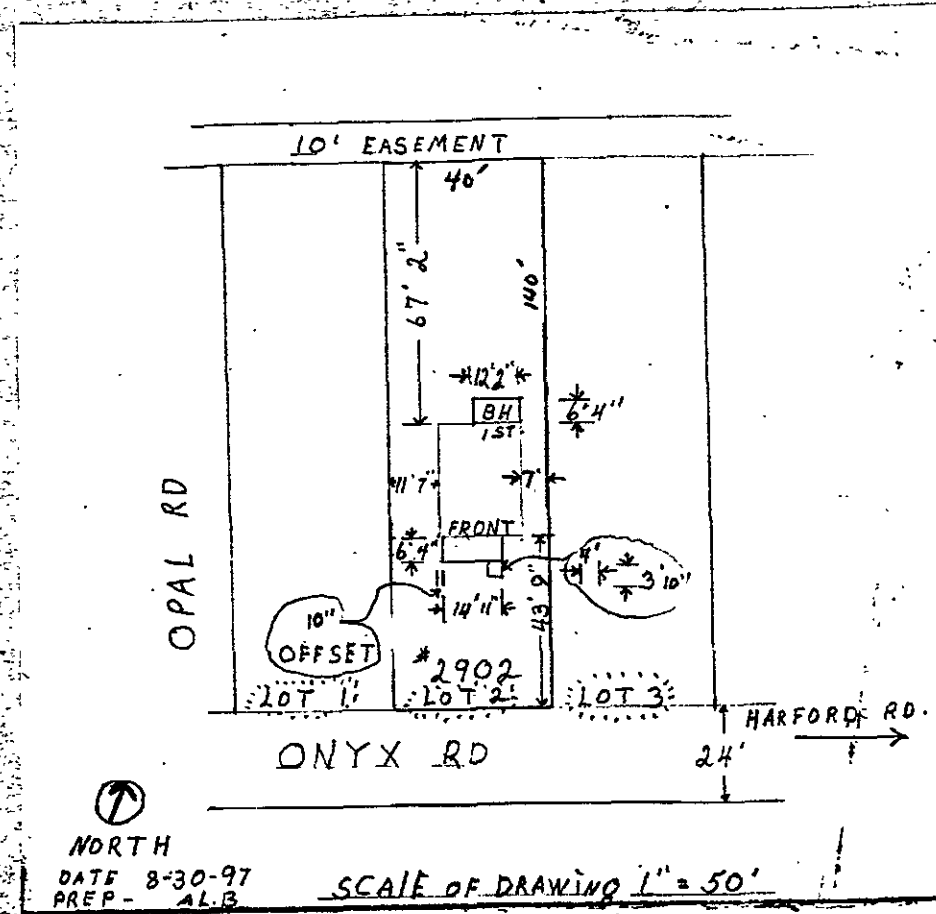
Subdivision name: PARKVILLE

plat book# +, folio# +, lot# +, section# +

- Deal Reference G.B. -2801-523

* not in recorded subdivision from deal

OWNER: Alice E. Brown



North

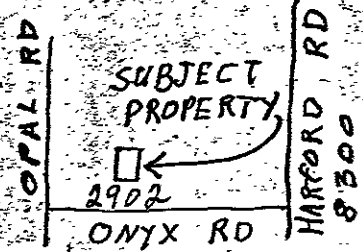
date: 8-30-97

prepared by: A.L.B.

SCALE OF DRAWING 1" = 50'

98-92-SPH

Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 9

Councilmanic District: 6

1"=200' scale map#: NE 8-D

Zoning: DR 5.3

Lot size: 140' x 40' 5600
acreage square feet

1285583

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: MARK ITEM #: 92 CASE#: