

IN RE: PETITION FOR SPECIAL HEARING

S/S Dunbar Road, 308' W
of Dunran Road
12th Election District
7th Councilmanic District
(6819 Dunbar Road)

August & Felicia Piccinini
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-001-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, August and Felicia Piccinini. The special hearing request is for property located at 6819 Dunbar Road, located in the Dundalk area of Baltimore County. The property is zoned DR 10.5. The special hearing request is from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a nonconforming use of two apartments within a single family dwelling.

Appearing at the hearing on behalf of the special hearing request were August and Felicia Piccinini, owners of the subject property. The Petitioners were represented by John Gontrum, attorney at law. Appearing in opposition to the Petitioners' request were several residents of the surrounding neighborhood, namely, Ursula Gensler, Pat Hall, Sue Williams and Fran Boothe.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.0390 acres, more or less, zoned DR 10.5. The property is improved with an end-of-group row home dwelling. The subject dwelling has been converted into two separate apartments. The second floor of the dwelling is, of itself, a separate apartment unit with the first floor and basement serving as the second apartment unit. Testimony revealed that Mr. and Mrs. Piccinini purchased the subject two apartment dwelling in 1988. The subject property was, at that time, utilized as a two apartment dwelling. The Piccinini's purchased the

ORDER RECEIVED FOR FILING

DATE

10/31/00

BY

R. Gensler

subject property as an investment. They have rented both apartments out since 1988, until the present date, without interruption. Mr. and Mrs. Piccinini, the owners of the property, did not have personal knowledge as to the usage of the property prior to the time they purchased it in October of 1988. However, they rely upon a signed affidavit executed by Mr. Clyde Boothe who lives adjacent to the subject property at 6817 Dunbar Road. The affidavit was signed by Mr. Boothe in 1988, which coincided with the time that the Piccinini's purchased the property. At that time, the seller of the property, Frank and Teresa Savarese, sought to obtain a conditional use permit by way of an affidavit, as opposed to requesting a more formal public hearing. Therefore, based on the affidavit submitted, the then Zoning Commissioner, J. Robert Haines, issued a conditional approval for the property to be used as two apartments. However, as the conditional use permit states, the approval is automatically withdrawn once a challenge is made to the use of the property as two apartments.

Mr. Gontrum indicated, that based on his research into the old zoning maps of the area, the Petitioners need to establish that the property has been utilized as two separate apartments since prior to 1970, which was the year when the zoning changed on the property so as to make two apartments illegal. The Petitioners, therefore, submitted into evidence, as Petitioners' Exhibit 3B, the affidavit of Mr. Clyde Boothe, indicating that the property has been used as two apartments since 1952. But for the affidavit submitted, there was no other testimony to establish the two apartment use prior to 1988, which was the time that the Piccinini's purchased the property.

As stated previously, four residents from the surrounding community appeared in opposition to the Petitioners' request. These ladies are all residents of the surrounding community. Their testimony corroborated the testimony offered by Mr. and Mrs. Piccinini as to

2025 OCT 13 PM 4:15
10/13/02
R. Gontrum

the historical use of the property. Instead of providing testimony and evidence as to when the subject property was converted into a two apartment use, these ladies chose instead to offer testimony regarding the tremendous adverse impacts this particular property has had on their surrounding community. The testimony demonstrated that when the two apartment house was owner occupied, the community had little or no problems with the tenants living therein. The current owners of the property do not live within the dwelling. They live elsewhere in Dundalk. Therefore, there is no owner on site to oversee the behavior of the tenants that reside in each apartment.

The testimony of these residents demonstrated that the behavior of the tenants who have occupied these apartments has been outrageous. No citizen should have to live within such an environment. These citizens are very much concerned over the continuation of the use of this property as two separate apartments. They believe that uses such as this contribute to the further deterioration of their neighborhood, which certainly runs contrary to the community conservation efforts that are under implementation at this time.

As stated previously, the testimony offered by these four ladies did not directly pertain to the historical use of the property as two separate apartments. These ladies believe that the Piccinini's should have used better efforts in selecting tenants for their property, so as to spare the neighbors from unruly residents. They asked that the nonconforming use be denied.

I agree with the ladies in attendance, that non-owner occupied rental units, located within established older communities, can contribute and can be the cause of the deterioration of our older communities in Baltimore County. This is particularly true, when the owner of the property is not on site, overseeing the actions of the tenants that rent the apartments themselves.

ORDER REQUESTED FOR FILING

Date 10/31/00

By: R. Johnson

In an effort to further preserve and protect this particular community in Dundalk, I shall choose to give no weight to the affidavit entered into evidence as Petitioners' Exhibit 3B signed by Mr. Clyde Boothe. This is critical, in that it is the only evidence that attempts to substantiate the use of the property prior to 1988. Mr. Boothe, who still resides adjacent to the subject property and whose wife appeared in opposition to this request as a complaining neighbor, failed to appear and testify in person. His wife, at the hearing, questioned the veracity of the affidavit entered into evidence as Petitioners' Exhibit 3B. She explained his signature and the affidavit itself as simply an attempt to help the Savarese's in their effort to sell the house as a two-apartment dwelling. Therefore, I shall choose to disregard the affidavit and hereby find that the Petitioners have failed to establish that the subject property has been used as a two apartment dwelling since prior to the effective date of the zoning regulations which made the use as two separate apartments illegal. Accordingly, the Petition for Special Hearing should be denied.

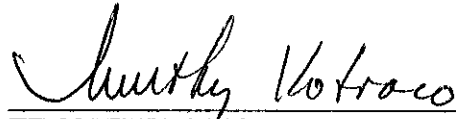
It should be noted that I in no way hold Mr. and Mrs. Piccinini accountable for the actions of the tenants who have occupied these apartments. They certainly have good intentions when selecting residents for their apartments. However, it is not possible for them to be on site, 24 hours a day, 7 days a week. They are not in a position to ensure that the tenants which would occupy these apartments would not pose a problem to the surrounding community. I further believe that the Piccinini's have the best interest of Dundalk in mind, given that they reside only a short distance from this property in Dundalk. However, allowing two apartments to continue to exist in this house will have no positive impact on this community and will not serve to further preserve and protect this older community in Baltimore County. Therefore, I have no recourse but to deny the special hearing request.

ORDER RECORDED FOR FILING
FILED 10/31/00
J. R. Gynneson

It was noted at the hearing, that Mr. and Mrs. Piccinini are preparing to put the subject property on the market for sale. It is hoped that the Petitioners will sell the property as a single family residential dwelling, which hopefully will be owner occupied, thereby yielding a more courteous and responsible occupant.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of October, 2000, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a nonconforming use of two apartments within a single family dwelling, be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES RETURNED FOR FILING
10/31/00
J. H. Johnson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October ³¹~~30~~, 2000

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Special Hearing
Case No 01-001-SPH
Property: 6819 Dunbar Road

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been denied in accordance with the enclosed Order.

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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

Copies to:

Mr. & Mrs. August Piccinini
6729 Youngstown Avenue
Baltimore, MD 21222

Ms. Ursula Gensler
6824 Dunbar Road
Baltimore, MD 21222

Ms. Pat Hall
6815 Dunbar Road
Baltimore, MD 21222

Ms. Sue Williams
6822 Dunbar Road
Baltimore, MD 21222

Ms. Fran Boothe
6817 Dunbar Road
Baltimore, MD 21222



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6819 DUNBAR ROAD

which is presently zoned D.R. 10.5

This Petition shall be filed with the Department of Permits and 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 nonconforming use of 2 apartments in a single family dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

JOHN B. GONTRUM

Name - Type or Print

Signature

ROMADKA, GONTRUM & MCLAUGHLIN

Company

814 EASTERN BOULEVARD 410-686-8274

Address

Telephone No.

BALTIMORE, MARYLAND 21221

City

State

Zip Code

Legal Owner(s):

AUGUST PICCININI

Name - Type or Print

Signature

FELICIA PICCININI

Name - Type or Print

Signature

6729 YOUNGSTOWN AVENUE

410-633-5082

Address

Telephone No.

BALTIMORE, MARYLAND 21222

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 01-001-SPH

Reviewed By TAG/RDD Date 9-1-00

J. S. DALLAS, INC.

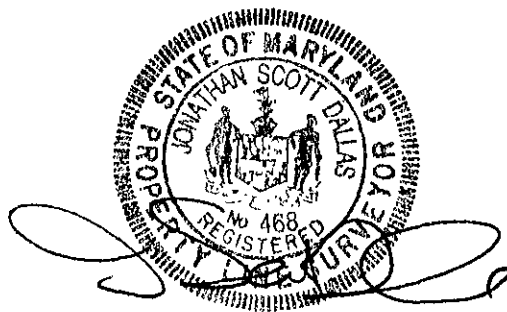
SURVEYING & ENGINEERING

13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION OF #6819 DUNBAR ROAD

BEGINNING at a point on the south side of Dunbar Road, 30 feet wide, at the distance of 308 feet, more or less, west of the west side of Dunbar Road, 50' wide thence leaving said Dunbar Road and running **South 5 degrees 55 minutes 00 seconds East 100.00 feet** to the north side of an alley 14 feet wide thence running with the north side of said alley **South 84 degrees 05 minutes 00 seconds West 17.00 feet** thence leaving said alley and running **North 05 degrees 55 minutes 00 seconds West 100.00 feet** to said south side of Dunbar Road thence running with said south side of Dunbar Road **North 84 degrees 05 minutes 00 seconds East 17.00 feet** to the place of beginning, containing 1700 square feet of land, more or less. Also known as # 6819 Dunbar Road and located in the 12th Election District, 7th Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



01-001 SPH

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 083818

DATE 7/5/00 ACCOUNT 5001 650

AMOUNT \$ 50⁰⁰

RECEIVED
FROM: _____

FOR: Spec. Hearing - case #01-001-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/05/2000 7:05/2000 10:23:44
REG 1800 CASHIER KIM KIM DORNET
Dept 5 528 ZONING VERIFICATION
Receipt # 004/00 OPEN
CR NO. 083818

Receipt Tot 50.00
50.00 CR 00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
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: #01-001-SPH
6818 Dunbar Road
S/S 308 feet W of Dunbar Road
12th Election District
7th Councilmanic District
Legal Owner(s): August Piccinini

Special Hearing: to permit a non-conforming use of 2 apartments in a single family dwelling.

Hearing: Tuesday, September 19, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/641 Sept. 5 C417595

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/7/, 2000

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 9/5/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

Case # 01-001-SH

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

PLACE *60147 County Courts Rd. Md. 21204*
TIME & DATE *7:00 PM WED. OCTOBER 25, 2000*

*SPECIAL HEARING TO PERMIT A NON-CONFORMING
USE OF 2 APARTMENTS IN A SINGLE FAMILY
Dwelling*

NOTIFICATION OF THE TO VARIOUS OTHER COMMUNITIES AND COMPANIES
REGARDING THE ZONING HEARING
CALL BEFORE THE DAY BEFORE THE SCHEDULED HEARING DATE
IF YOU ARE NOT A ZONING MEMBER OR ARE NOT A ZONING MEMBER OF THE ZONING
HEARING ARE HANDICAPPED ACCESSIBLE

6819 Dunbar Road

CERTIFICATE OF POSTING

**RE: CASE # 01-001-SPH
PETITIONER/DEVELOPER
(August Piccinini)
DATE OF Hearing
(10-25-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

6819 Dunbar Road Baltimore, Maryland 21222_____

THE SIGN(S) WERE POSTED ON_____ 10-10-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 29, 2000

NOTICE OF ZONING 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: 01-001-SPH

6818 Dunbar Road

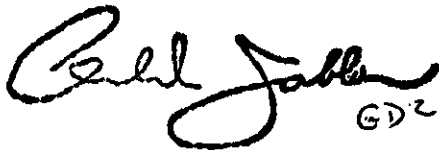
S/S 308 feet W of Dunbar Road

12th Election District – 7th Councilmanic District

Legal Owner: August Piccinini

Special Hearing to permit a non-conforming use of 2 apartments in a single family dwelling.

HEARING: Tuesday, September ²⁹~~19~~, 2000 at ^{9:00}~~11:00~~ a.m. in Room 407, County Courts Building, 401 Bosley Avenue.


GDZ

Arnold Jablon
Director

C: August & Felicia Piccinini 6819 Dunbar Road, Dundalk 21222
John B. Gowtown, 814 Eastern Blvd, Baltimore 21221
Susan Williams 6822 Dunbar Road, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 4, 2000**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 5, 2000 Issue – Jeffersonian

Please forward billing to:
August Piccinini
6822 Dunbar Road
Dundalk, MD 21222

410633-5082

NOTICE OF ZONING 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: 01-001-SPH

6818 Dunbar Road

S/S 308 feet W of Dunbar Road

12th Election District – 7th Councilmanic District

Legal Owner: August Piccinini

Special Hearing to permit a non-conforming use of 2 apartments in a single family dwelling.

HEARING: Tuesday, September 19, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.


Lawrence E. Schmidt
G.D.Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-001-SPH
Petitioner: August Piccinini
Address or Location: 6819 Dunbar Road.

PLEASE FORWARD ADVERTISING BILL TO:

Name: August Piccinini
Address: 6729 Youngstown Ave.
BALT., MD. 21228
Telephone Number: 410-633-5082

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

PP Jim
9/19
10/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

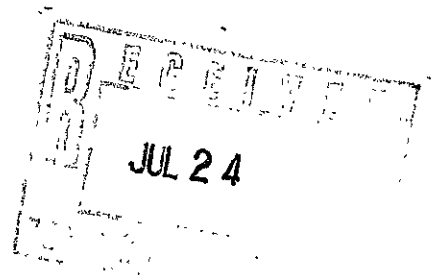
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: 7-28-00

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 001 CASE # 01-001-2AH
Legal Owner/Petitioner: AUGUST + FELICIA MILLINNI
Contract Purchaser:
Property Address: 6819 DUNBAR RD - 21222
Location Description: DUNBAR HIGHLANDS

VIOLATION INFORMATION: Case No.: 00-1891
Defendants: 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 person(s) regarding the hearing date:

NAME Susan Williams ADDRESS 6822 Dunbar Rd

010022

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

1. Complaint letter/memo/email/fax (if applicable)
2. Complaint Intake Form/Code Enforcement Officer's report and notes
3. State Tax Assessment printout
4. State Tax Parcel Map (if applicable)
5. MVA Registration printout (if applicable)
6. Deed (if applicable)
7. Lease-Residential or Commercial (if applicable)
8. Photographs including dates taken
9. Correction Notice/Code Violation Notice
10. Citation and Proof of Service (if applicable)
11. Certified Mail Receipt (if applicable)
12. Final Order of the Code Official/Hearing Officer (if applicable)
13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).
15. Other: ZONING MAPS, ATTORNEY LETTER

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

SMS. X-8608

ZAC AGENDA

Reviewer: TAG/RBD

Type: Residential

Case Number: 01-001-SPH

Number: 001

Case Number:

Owner: August Piccinini

Contract Purchaser: NA

Councilmanic District: 7th

Election District: 12th

Critical Area: No

Property Address: 6818 Dunbar Rd.

Location: S/S 308 feet W of Dunbar Rd.
Dunbar

Existing Zoning: D.R. 10.5

Area: 1700 square feet +/-

Proposed Zoning: SPECIAL HEARING to permit a non-conforming use of 2 apartments in a single family dwelling.

01-001-SPH

6818 DUNBAR ROAD

12th ED - 7th CD

August Piccinini

Attorney: John B. Gontrum

Miscellaneous:



Baltimore County
Department of Permits and
Development Management

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

October 20, 2000

John B. Gontrum
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Gontrum:

RE: Case Number: 01-001-SPH, 6819 Dunbar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 1, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

GDZ

WCR: gdz

Enclosures

C: August & Felicia Piccinini, 6729 Youngstown Avenue, Baltimore 21222
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** August 16, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2000
Item No. 001

The Bureau of Development Plans Review has reviewed the subject zoning items. The issue of parking should be addressed.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

July 20, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW
AUGUST PICCININI - 001
PATRICK MEADOWCROFT AND SUSAN MEADOWCROFT - 004

Location: DISTRIBUTION MEETING OF JULY 17, 2000

Item No.: See Below

Dear Ms. Stephens:

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 25, 2000 *RBS*

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 17, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
001	6818 Dunbar Road
002	6414 Kenwood Avenue
003	8513 Arborwood Road
004	200 Kaufman Road
005	7424 Longfield Drive

RE: PETITION FOR SPECIAL HEARING
6818 Dunbar Road, S/S 308' W of Dunbar Rd
12th Election District, 7th Councilmanic

Legal Owner: August Piccinini
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-01-SPH

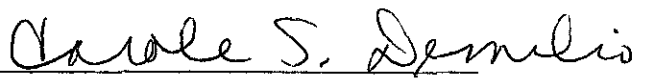
* * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 11, 2000

John Gontrum
Romadka, Gontrum & McLaughlin, PA
814 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Gontrum:

RE: Case Number 01-001-SPH, 6818 Dunbar Road

The above matter, previously scheduled for Tuesday, September 19, 2000, at 11:00 a.m. in Room 407, 401 Bosley Avenue, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon". To the right of the signature are the initials "GDZ".

Arnold Jablon
Director

AJ: gdz

C: August & Felicia Piccinini, 6819 Dunbar Road, Dundalk 21222
Susan Williams, 6822 Dunbar Road, Baltimore 21237





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 18, 2000

John Gontrum
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Gontrum:

RE: Case Number 01-001-SPH, 6818 Dunbar Road

The above matter, previously assigned to be heard on August 31, 2000 has been **rescheduled for Wednesday, October 25, 2000 at 9:00 a.m. in Room 407, 401 Bosley Avenue.**

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If you need further information or have any questions, please do not hesitate to contact George Zahner at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

AJ:

C: August & Felicia Piccinini 6729 Youngstown Avenue, Baltimore 21222
Susan Williams, 6822 Dunbar Road Baltimore 21237



Arnold
Can we reschedule
George

9/1/00
yes 10/11 - set convenient
date for photo

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221
(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

9/11
Talk to clerk
will send letter
with commercial
data 62

* Also Admitted In the District of Columbia

September 8, 2000

Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RE: RG&M File Name: August and Felicia Piccinini
RG&M File No.: 20.3018
Case No.: 01-001-SPH
Property Address: 6818 Dunbar Road

Dear Mr. Jablon:

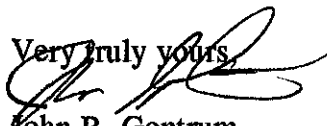
Enclosed please find Notice of Zoning Hearing scheduled for Tuesday, September 19, 2000 at 11:00 a.m. in Room 407 with regard to the above captioned matter.

The Notice instructs that the above captioned property to be posted by September 4, 2000. However, as evidence by the date stamp at the bottom of the Notice, we did not receive it until September 5, 2000.

Therefore, I am requesting said Hearing to be rescheduled so that we may properly post the property.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,


John B. Gontrum

JBG/jmh

Enclosure

cc: George Zahner
August and Felicia Piccinini

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221
410-686-8274
410-686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR. *

* Also Admitted In the District of Columbia

September 13, 2000

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: RG&M File Name: August and Felicia Piccinini
RG&M File No.: 20.3018
Case No.: 01-001-SPH
Property Address: 6818 Dunbar Road

Dear Mr. Jablon:

Reference is made to my secretary's conversation with George Zahner regarding the postponement of the above referenced hearing that was originally scheduled for September 19, 2000 at 11:00 a.m. in Room 407.

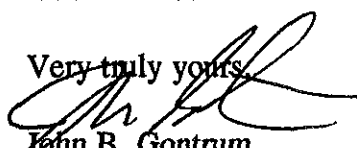
As requested by Mr. Zahner, below is a list of dates that are convenient for me to reschedule the above hearing:

Monday, October 2, 2000
Wednesday, October 4, 2000
Thursday, October 5, 2000
Wednesday, October 18, 2000

Thursday, October 19, 2000
Wednesday, October 25, 2000
Thursday, October 26, 2000

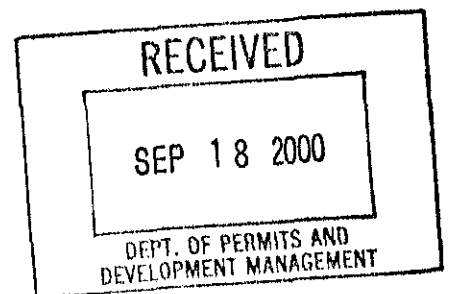
If you should have any questions, please do not hesitate to contact me.

Very truly yours,


John B. Gontrum

JBG/jmh

cc: George Zahner ✓
August and Felicia Piccinini



ROMADKA, GONTRUM & McLAUGHLIN, P.A.
814 Eastern Boulevard
Baltimore, Maryland 21221
(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

30

* Also Admitted In the District of Columbia

October 27, 2000

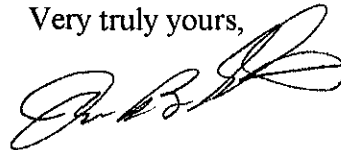
Timothy Kotroco, Esq.
Deputy Zoning Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No. 01-001-SPH, 6818 Dunbar Road

Dear Mr. Kotroco:

Mr. Piccinini has asked me to forward this letter from the downstairs tenant to you. This tenant, you may recall from the testimony, is an elderly gentleman, who has been an excellent tenant. There has never been any negative feedback on his presence in the community. Upon the leaving of the upstairs tenants today and the restoration of the unit if needed, this unit would then be rented to the son of the downstairs tenant. I would hope that the community would find this acceptable.

Very truly yours,



John B. Gontrum

enc.

10/25/00

TO Whom It May Concern

MY NAME IS JAMES MOORE, I CURRENTLY
RENT THE 1ST FL APT AT 6819 DUNBROOK RD
MY SON WILL RENT THE 2ND FL APT
AT THE SAME ADDRESS.

James Moore

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 7, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 001
Legal Owner/Petitioner: August & Felicia Piccinni
Contract Purchaser: NA
Property Address: 6819 Dunbar Rd - 21222
Location Description: Dundalk Highlands

VIOLATION INFORMATION: Case No.: 00-1891
Defendants: August & Felicia Piccinni

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 person(s) regarding the hearing date:

NAME	ADDRESS
Susan Williams	6822 Dunbar Rd., Balto, MD 21237

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- x 1. Complaint letter/memo/email/fax (if applicable)
- x 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- x 3. State Tax Assessment printout
- 4. State Tax Parcel Map (if applicable)
- 5. MVA Registration printout (if applicable)
- 6. Deed (if applicable)
- 7. Lease-Residential or Commercial (if applicable)
- 8. Photographs including dates taken
- x 9. Correction Notice/Code Violation Notice
- 10. Citation and Proof of Service (if applicable)
- 11. Certified Mail Receipt (if applicable)
- 12. Final Order of the Code Official/Hearing Officer (if applicable)
- 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- x 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).
- x 15. Other: Zoning maps, attorney letter

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/co
C: Code Enforcement Officer

April 04, 2000

C.A. "Dutch" Ruppertsberger
Baltimore County Executive

Dear Dutch,

When I first met you at the Heritage Fair here in Dundalk you were running for county executive. You knew that the residents of Dundalk were hard working tax payers who vote. I think you have forgotten that now. Dundalk is becoming a place that your administration must consider a dumping ground not to be bothered with unless we're on the news because of a murderer that Baltimore County's finest let slip thru their fingers. The property at 6819 Dunbar rd. is not zoned to be two apartments but it is once again rented out as such because your zoning office and code inspectors won't stop the owner from breaking the law. They don't want to do anything about it. I guess because it's Dundalk. The owner will rent to anyone. He has even rented to a drug pusher (check the police records but of course he moved before they could make their move). You want to "clean up" the eastside well why don't you make these people do their jobs? They could take a walk thru this neighborhood (front&back) and find alot of violations. Could you please have them start at 6819 and do something about it? We are hard woking taxpayers who vote!

Sincerely,

A Dunbar Road resident

/

Dear Mr.Jablon.

Could you please have an inspector take a look at the house at 6819 Dunbar Rd.(21222) ? It is rented out as two apartments and from what I have learned it is not zoned for this and this is illegal . This is creating a problem in the neighborhood and the owner doesn't even live here.

Thank you.

Anonymous

|

LAST NAME: ANONYMOUS

FIRST:

HOME PHONE: (410)

WORK PHONE: (410) EXT.:

ADDRESS: 6819 DUNBAR ROAD

BALTIMORE

MD 21222

COUNCIL DIST: 7

DESCRIPTION: ALLEGED VIOLATIONS AT ABOVE ADDRESS

CATEGORY: CODE VIOLATIONS

DEPTS: PDM

REPLY NAME 1: RICK PLEASE HAVE SOMEONE LOOK INTO..NOTE ACTION

CONTACT1: Y

REPLY NAME 2: TAKEN & RETURN TO ME..THANKS PAULA 2M01A

CONTACT2: N

RECEIVED BY: PMH

DATE RECEIVED: 04/12/2000

SOURCE: P

STATUS CODE: O

DATE CLOSED: 00/00/0000

RESOLUTION:

98-6271 CLOSED

DT

00-1891

DATE: 12/21/98 INTA BY: T.H. CASE #: 98-0271 INSPEC: J.D.

COMPLAINT

LOCATION: 6819 DUNBAR RD.

ZIP CODE: 21222 DIST:

COMPLAINANT

NAME: SUSAN WILLIAMS PHONE #: (H) (W) 887-8607

ADDRESS: 6822 DUNBAR RD. ZIP CODE: 21222

PROBLEM: 2 APARTMENTS - VACANT NOW - BEING SOLD

OWNER/TENANT
INFORMATION:

Home Selling Ass. - 410.944.4206

Agent Ellen Watsic

TAX ACCOUNT #: 1223015501

ZONING:

INSPECTION:

1/5/99 Left Messages for Mrs. Williams to
Phone me.I Phoned Mrs. Tolg. & Told Her The Home
is Vacant. I That where is Nothing We

REINSPECTION:

Can't go until Apts are Rented Out
DR. 10.5 May 1995 Mrs. Williams to
Phone me & Give Mrs. Revisor Name & Phone #

Phoned the Agent Mrs. Ellen Watsic & Told Her

REINSPECTION:

That the Home/area is Not Zoned for 2-APTS.
DR. 10.5

CLOSED - 1/8/99 J. Schrad

REINSPECTION:

CODE ENFORCEMENT REPORT

INSPECTION: 4-13-00 2 MAILBOXES WITH APT DESIGNATIONS.
2- DOORBELLS WITH 1ST + 2ND FLOOR DESIGNATIONS.

REINSPECTION: 5-16-00 NO CHANGE 2-PICTURES

DTT-

* SEE NOTE ON COVER OF FILE

REINSPECTION:

6-26-00 EXT. TO 7-12-00 TO SEE
IF SPECIAL HEARING HAS BEEN APPLIED
FOR. (DTT)

REINSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

PROPERTY NO.	DIST	GROUP	CLASS	CC	R1S1	DEL	LOAD DATE
12 23 015501	12	3-1	04-00	N	NO		04/05/00
PICCININI AUGUST				DESC-1.. IMPS			
PICCININI FELICIA				DESC-2.. DUNDALK HIGHLANDS			
6729 YOUNGSTOWN AVE				PREMISE. 06819 DUNBAR			
						RD	
						00000-0000	

BALTIMORE MD 21222-1026 FORMER OWNER: SAVARESE FRANK

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
	PRIOR	PROPOSED	NUMBER.....	8150	LOT.....
LAND:	21,000	21,000	DATE.....	10/31/88	BLOCK....
IMPV:	50,660	57,730	PURCHASE PRICE..	57,000	SECTION..
TOTL:	71,660	78,730	GROUND RENT.....	0	PLAT.....
PREF:	0	0	DEED REF LIBR..	08012	BOOK..... 0004
CURT:	0	0	DEED REF FOLIO..	652	FOLIO.... 0096
DATE: 10/96		09/99	YEAR BUILT.....	38	MAP..... 0103
			NEW CONSTR YR...		GRID..... 0022
TAXABLE BASIS					PARCEL... 0501
00/01	29,600	LOT WIDTH..	17.00	SB 1953	.00
99/00	28,660	LOT DEPTH..	100.00	WB	.00
98/99	28,660	LAND AREA..	1700.000 S	SS	75.02
ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT				WD	51.75

ET 92.44

E 27.000

D.R. 5.5

DUNDALK ROAD

DUNDALK

DUNDALK ROAD

DUNDALK ROAD

HIGHLANDS

DUNRAN

D.R. 10.5

BELCLARE ROAD

BROENING ROAD

ROAD

CURABON
200000

PARKING
AREA

BL-AS

RD.

WAY

E 28.500

Building Inspection: 410-887-3953

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW.

Violation Notice No

121940

Case No

00-1891

Election District _____ Permit No. _____

Name (s) AUGUST + FELICIA PICCININI

Address 6729 YOUNGSTOWN AVE - BALTO, MD - 21222

Location of Violation (if different than address) 6819 DUNBAR RD - 21222

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____

Zoning Regulations:

§§ 101, 1801.1A, 102.1, 402
§§ _____

Building Code (BOCA):

§§ 107.1
§§ _____

Livability Code (18-86):

§§ _____
§§ _____

Investment Property Act (7-86):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

→ ILLEGAL CONVERSION OF A ONE-FAMILY
DWELLING ←
CHANGE THE USE OF THE BUILDING BACK
TO THE PERMITTED USE OF A SINGLE
FAMILY OR FILE FOR A SPECIAL
HEARING TO ESTABLISH A NON-CONFORMING USE.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
5-14-00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 4-14-00 INSPECTOR: D. TAYLOR

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

AGENCY

Baltimore, Maryland 21221

(410) 686-8274

(410) 686-0118 FAX

ROBERT J. ROMADKA

JOHN B. GONTRUM

J. MICHAEL McLAUGHLIN, JR.*

* Also Admitted In the District of Columbia

June 16, 2000

Dept. of Permits and Development Management
Division of Code Inspections and Enforcement
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attn: D. Taylor, Inspector

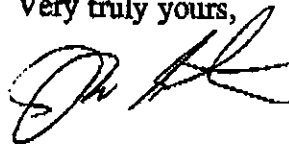
RE: RG&M File Name: August and Felicia Piccinini
RG&M File No.: 20.3018
Non-Conforming Use
Violation Notice No.: 121940
Case No.: 00-1891

Dear Mr. Taylor:

Please be advised that a filing appointment has been scheduled for July 5, 2000 at 10:00 a.m. regarding the above captioned matter.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,



John B. Gontrum

JBG/jmh

October 19, 2000

Prot Ex 01

Director, PDM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Special Hearing Case No.: 01-001-SPH
6819 Dunbar Road
Non-Conforming Use of Two Apartments
In a Single Family Dwelling

Dear Sir/Madam:

We, the undersigned, would like to protest the Zoning Exception requested by August Piccinini and Felicia Piccinini for the above-captioned dwelling.

We ask that their request be denied for the following reasons:

1. It is against the original zoning for the neighborhood, which consist of single-family residences.
2. It adds to the already overcrowded parking situation where parking is only allowed on one side of this narrow, one-way street.
3. It increases the traffic in an area where children often play in the street.
4. In a neighborhood which is currently experiencing a devaluation of its property values, it sets a bad precedent and will cause our property values to further drop in value.
5. Unfortunately, the type of people who have been renting these apartments have been the subject of numerous police calls for domestic violence, etc.

For these and other reasons to be discussed at the time of the hearing, we request that the Petition of August Piccinini and Felicia Piccinini be denied.

<u>NAME</u>	<u>ADDRESS</u>
Upsula Gensle	6824 Dunbar Rd.
William Gensler Jr.	" " "
John J. Reed Jr.	6821 Dunbar Rd
Patricia Owens	6821 Dunbar Rd.
Donna Pruitt	6828 Dunbar Rd
Jane Pruitt	6828 DUNBAR RD
Forest S. Noel	6830 DUNBAR RD.
Ella M. Armentrout	6840 Dunbar Rd.
Carolee Brown	6833 Dunbar Rd
Kevin N. Brown	6833 Dunbar Rd
Richard G. Mayer	6837 Dunbar Rd.

October 19, 2000

Director, PDM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Special Hearing Case No.: 01-001-SPH
6819 Dunbar Road
Non-Conforming Use of Two Apartments
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For these an other reasons to be discussed at the time of the hearing, we request that the Petition of August Piccinini and Felicia Piccinini be denied.

NAME

ADDRESS

Susan Williams	6822 Dunbar Rd 21222
Kathleen Robin	6806 Dunbar Rd 21222
Michael Robin	6806 Dunbar Rd 21222
Christopher Lightning	6804 Dunbar Rd 21222
Peggy Lightning	6804 Dunbar Rd. 21222
Sharon Mulloney	6803 Dunbar Rd 21222
THOMAS MULLONEY	" " "
CHARLES J MARTIN	6822 DUNBAR RD
Daniel Dechille	6823 DUNBAR RD
Leonarda Dechille	6823 DUNBAR RD 21222

Director, PDM
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Sir/Madam:

We ask that their request be denied for the following reasons:

- For these and other reasons to be discussed at the time of the hearing, we request that the Petition of August Piccinini and Felicia Piccinini be denied.**

ADDRESS

6837 Dunbar Rd.

6809 Dunbar Rd.

6801 Dunbar Rd.

3105 Dandelt ave 21222

6811 Dunbar Rd 21222

6844 Dunbar Rd. 21222

6817 Dunbar Rd. 21222

6817 Dunbar Rd 21222

Director, PDM
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Sir/Madam:

We ask that their request be denied for the following reasons:

- For these and other reasons to be discussed at the time of the hearing, we request that the Petition of August Piccinini and Felicia Piccinini be denied.**

ADDRESS

[illegible]

October 19, 2000

Director, PDM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Special Hearing Case No.: 01-001-SPH
6819 Dunbar Road
Non-Conforming Use of Two Apartments
In a Single Family Dwelling

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NAME

ADDRESS

John Hall

6815 Dunbar Rd
BALTO MD 21222

Steven W. Hall

6815 Dunbar Rd
BALTO MD 21222

Ref Ex #2

-8012 PAGE 652

This Deed, MADE THIS 18th day of OCTOBER

Frank Savarese and Teresa Savarese, Grantors of Baltimore County - / - - - - -
(Teresa Savarese married Frank Savarese and was formally known as Teresa Revan).

August Piccinini and Felicia Piccinini, Grantees, of the same place - - - - -

WITNESSETH, That in consideration of the sum of Fifty Seven Thousand Dollars (\$57,000.00)

the said Grantors AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE JK DATE 10-21-88

for Baltimore County
R 10-2188
date

the survivor of them and the survivor's

, in fee simple, 443895 COOI R02 112:45
10/31/83

and described as follows, that is to say:

BEING the same lot of ground which by Deed dated October 29, 1980 and recorded among the Land Records of Baltimore County, State of Maryland in Liber 6223, Folio 662 was granted and conveyed by Mark Borowy and Monica Savarese Borowy, his wife unto the grantors herein named, in fee simple. Subject to the restrictions set forth in a lease from James F. Thrift, widower, to The Chesapeake Construction Company dated

-8012 PAGE 653

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

To HAVE AND TO HOLD the said described lot of ground and premises to the said Grantees, as tenants by the entireties, their assigns, the survivor of them and the

survivor's ----- personal representatives ~~and assigns~~ and assigns, in fee simple.

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

WITNESS the hands and seal of said grantors

Test:

Charles J. Novak, Jr.
Charles J. Novak, Jr.

Frank Savarese (SEAL)
Frank Savarese

Teresa Savarese (SEAL)
Teresa Savarese

STATE OF MARYLAND. Baltimore City, to wit:

I HEREBY CERTIFY, That on this 18th day of OCTOBER, 1996, in the year one thousand nine hundred and eighty-eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

Frank Savarese and Teresa Savarese, his wife known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Charles J. Novak, Jr.
Charles J. Novak, Jr. Notary Public

June 21, 1988, and located along the ...
Pursuant to the provisions of Article 10, Property Section 13-203 (b) the undersigned
Grantee(s) hereby swear that the residence on the property described in the deed
to which this Affidavit is attached will be occupied by the Grantee(s).

Subscribed and Sworn to this day of , 1988.

Charles J. Novak Jr., Notary Public

B H 187*****9123331 221...

5/12/57 Alvin Boroy & May F. (Chas)
to Mark Boroy & Norma
Harrope 5-752/667

10/10/55 Reginald & Ruby Wescott, P.R.
& Estate of Jennie Wescott
5-577, 586

7/31/58 5-577/588 mortgage - not houses.
3393/116 Andrew F. KARLZ &
Helen KARLZ into Principal
Reginald & Jennie

7/9/1935 Chesapeake Custodian Co. to Annetta
- continued and for rent in 1946
to Kunj
- Bell. Bell. Bell.

Pet 3x 3A

CONDITIONAL USE PERMIT

FOR

TWO OR MORE APARTMENTS

This Use Permit for TWO apartment(s) at 6819 DUNBAR ROAD
(address)
is issued entirely upon the basis of the herein affidavit, including the dates
of original use and continuous use sworn to therein. The responsibility for the
accuracy of said dates and uses is entirely that of the legal owner and/or agent
thereof. In the event that the accuracy is challenged our approval is auto-
matically withdrawn; the use permit will be reinstated only after public hearing
and submission of testimony that alleviates the allegations contained in the
challenge and otherwise provides the proofs necessary to establish a legal non-
conforming use for the number of apartments claimed. Knowingly falsifying the
affidavit information on the reverse side of this permit is subject to the
penalties of perjury.

DATE: 17 Aug 1988

APPROVED BY:

J. Robert Gaines
ZONING COMMISSIONER, BALTIMORE COUNTY C.A.H.J.

REV: 5/18/87 MS051

let ex 3B

A F F I D A V I T

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

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

Clyde S. Booth
 AFFIANT (Handwritten Signature)
CLYDE S. BOOTH
 AFFIANT (Printed Name)

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at 6819 DUNBAR RD DUNDRAK MARYLAND 21222 has been occupied as a TWO apartment dwelling since (two, three, etc.)

JANUARY, 1952 ? YES
 (month) (year) (answer)

2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since JANUARY, 1952 ? yes
 (month) (year) (answer)

3. Will you realize any gain from the sale of this Property? NO
 (answer)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of August, 1988, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Clyde S. Booth, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Margaret C. Layfield
 NOTARY PUBLIC

My Commission Expires: 7/1/90

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Ursula Gensler

6824 Dunbar Rd. 21222

Pat Hall

6815 Dunbar Rd 21222

Sue Williams

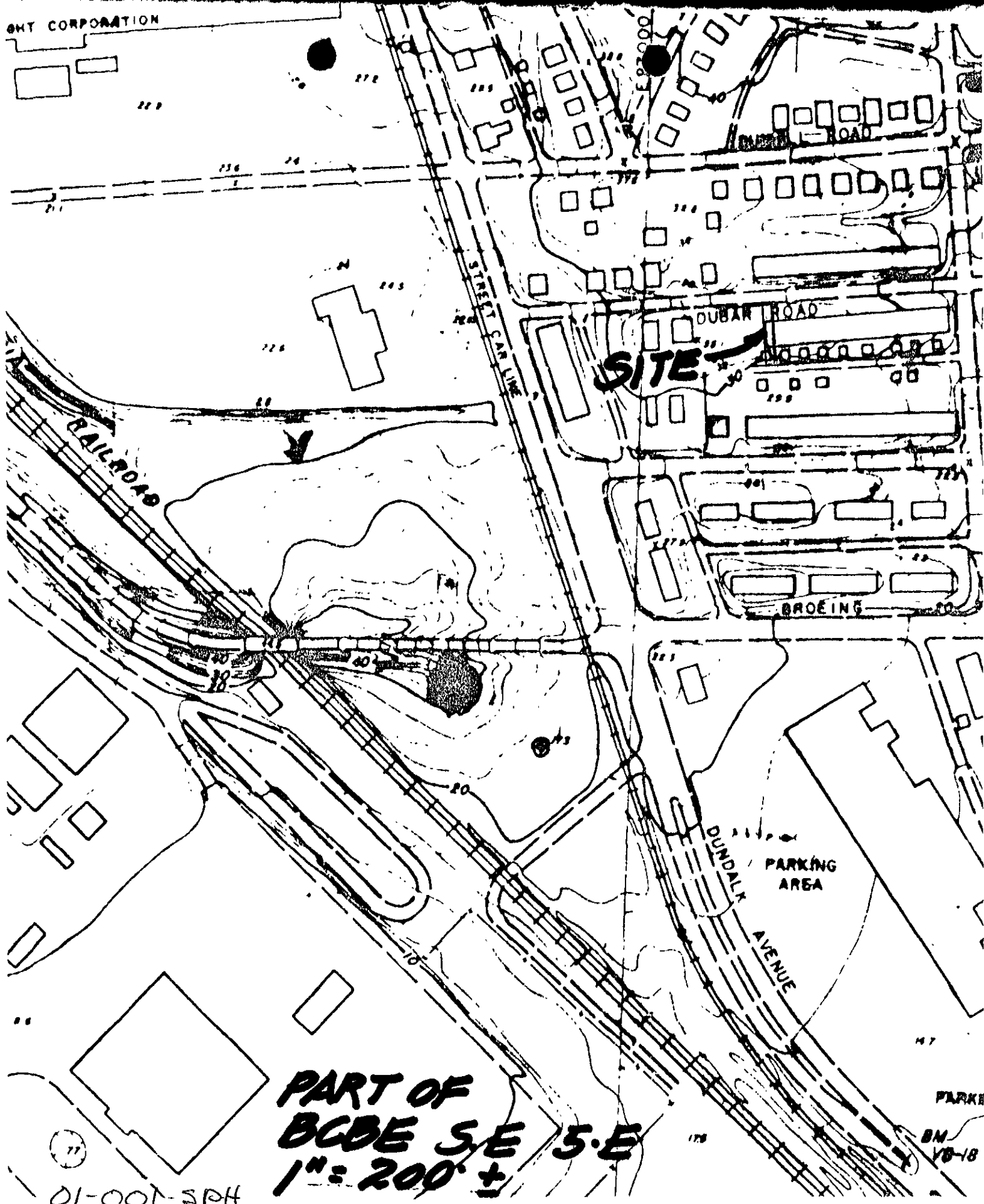
6822 " "

Fran Boethe

6817 " "



GMT CORPORATION

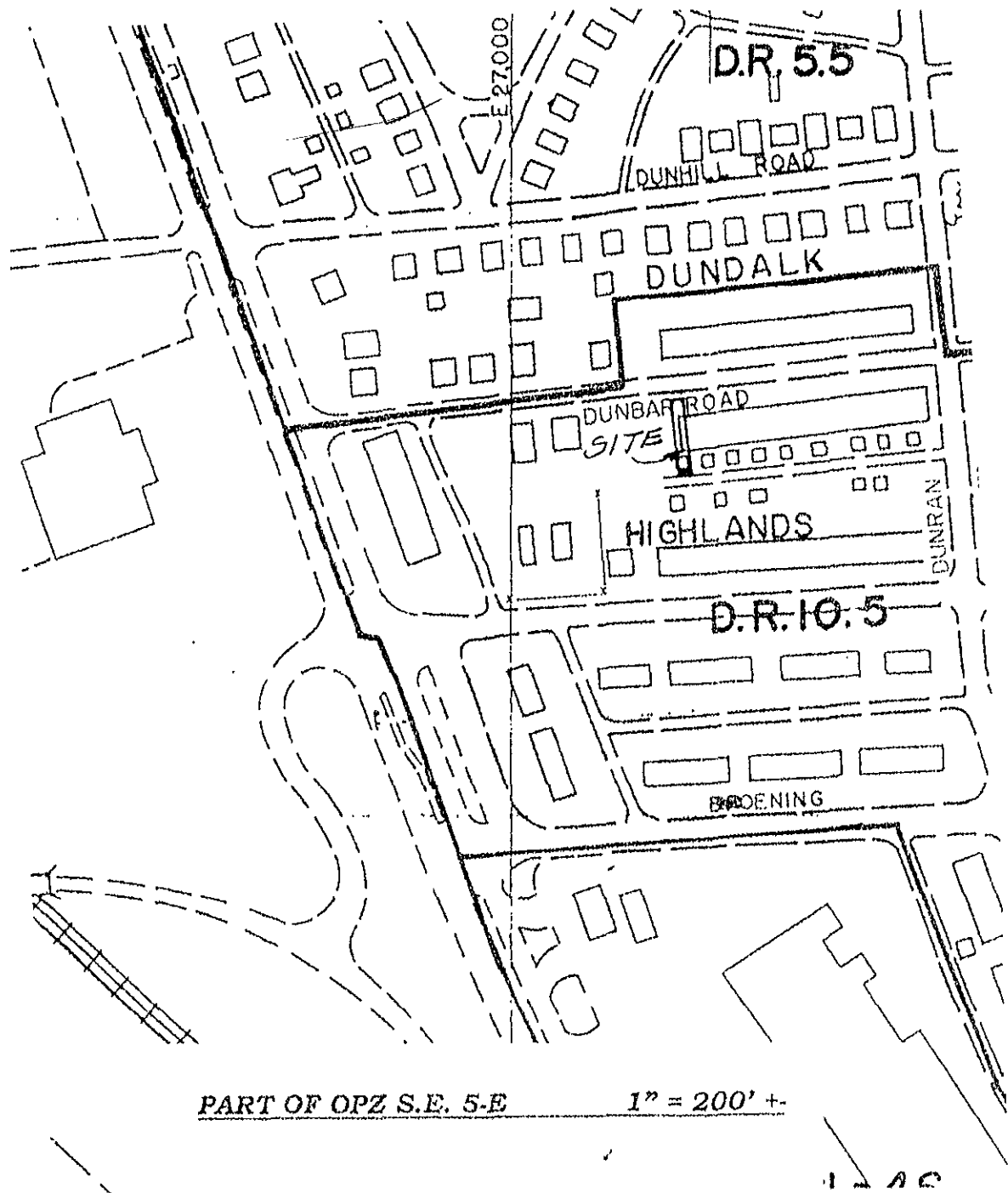


**PART OF
BCBE S.E. 5.E
1" = 200' ±**

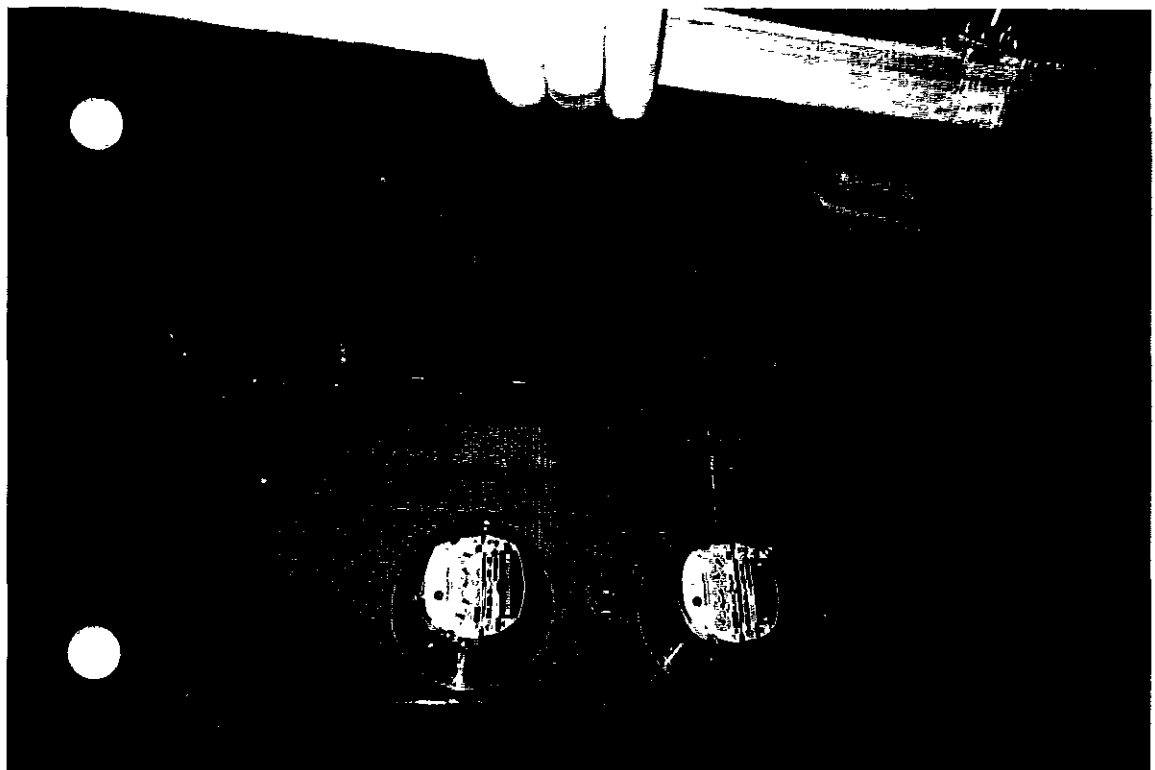
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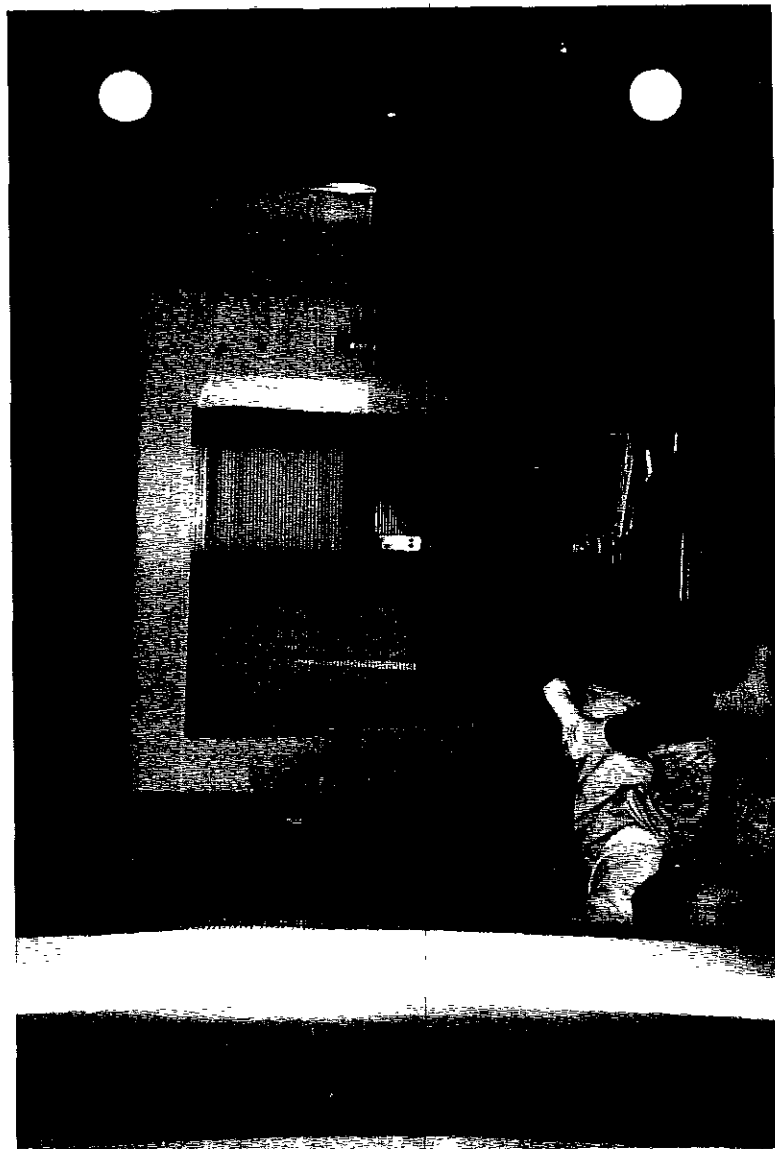
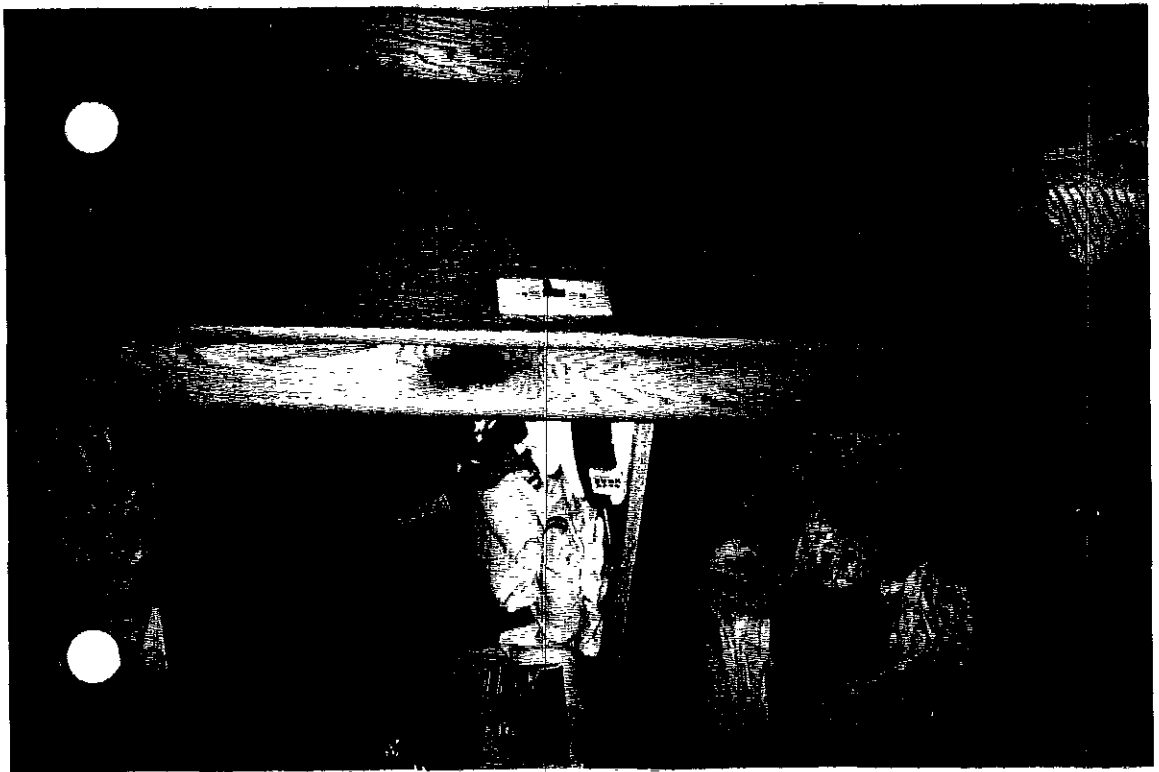
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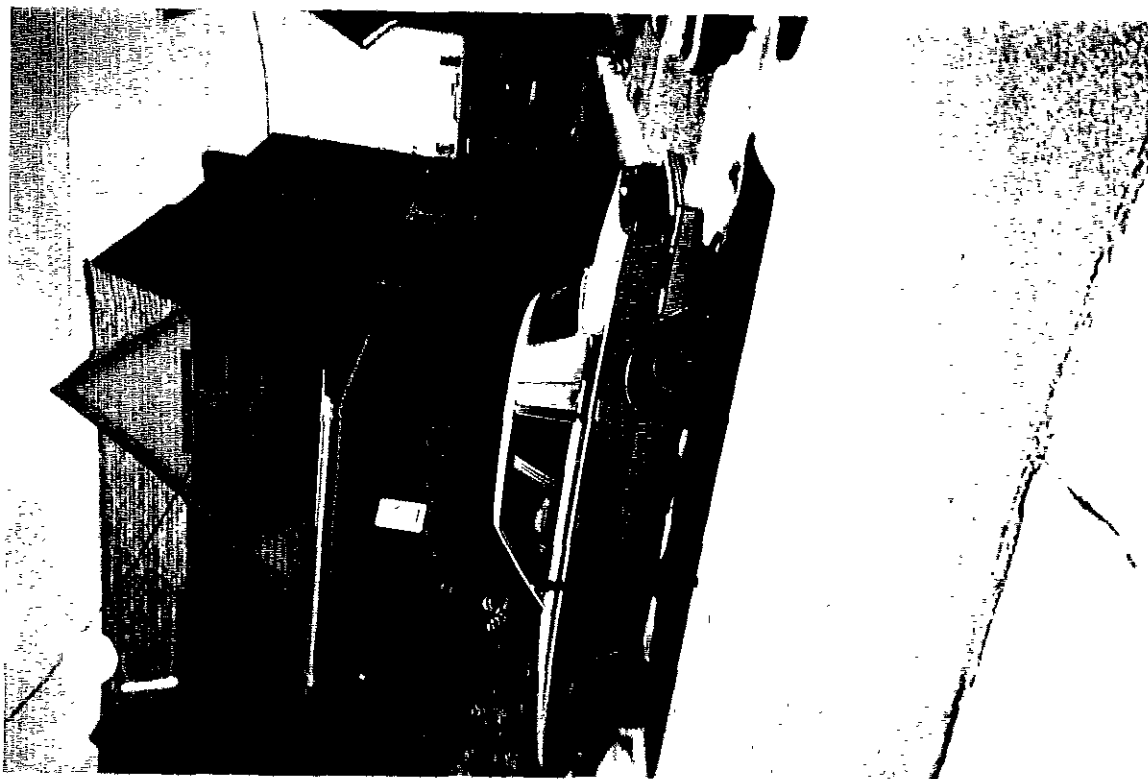
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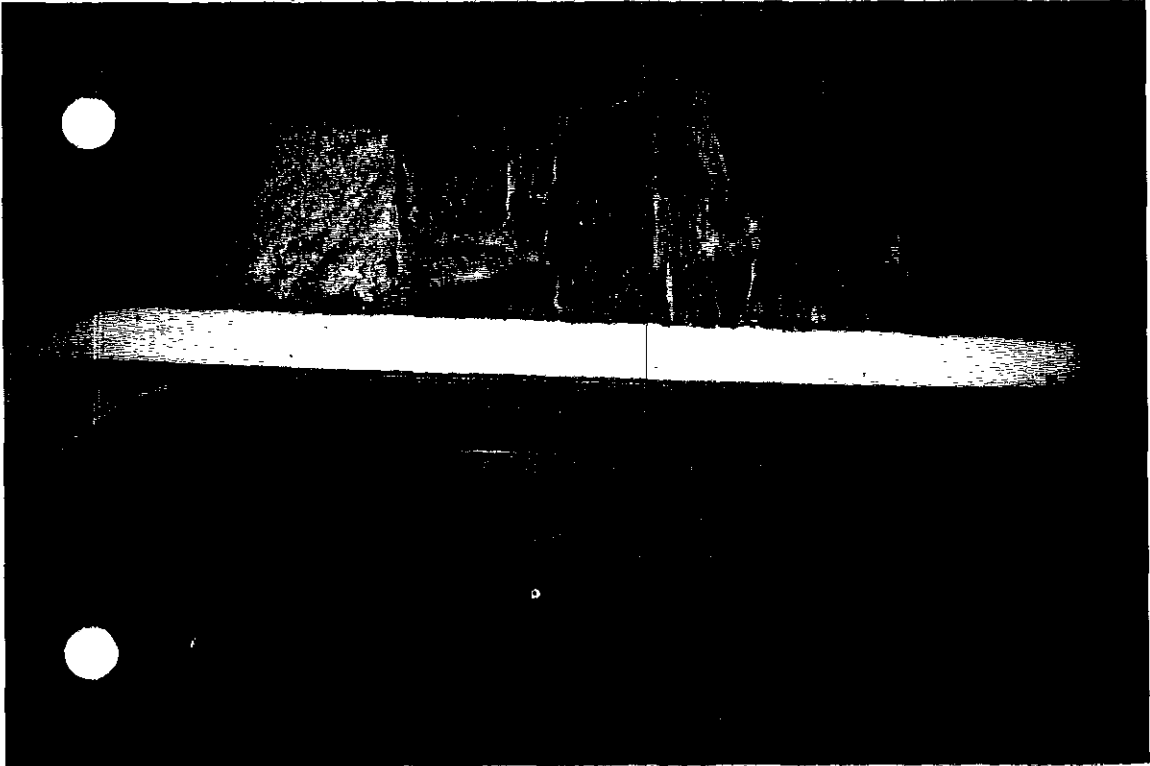


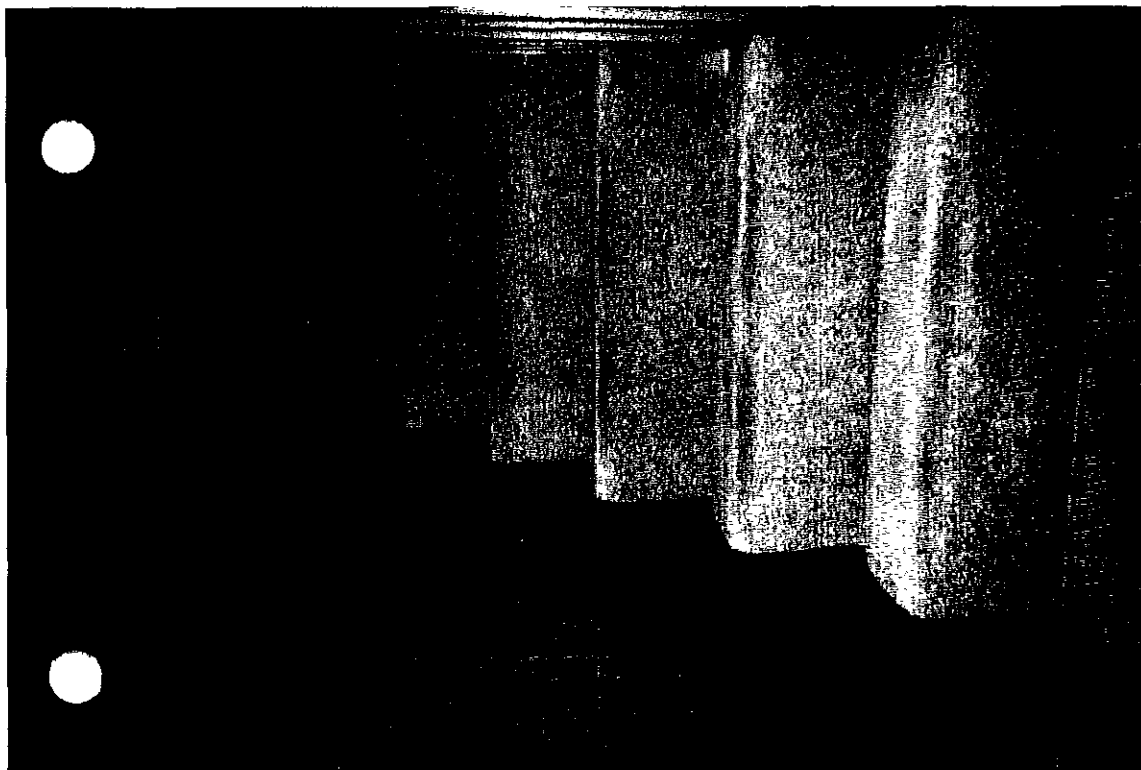
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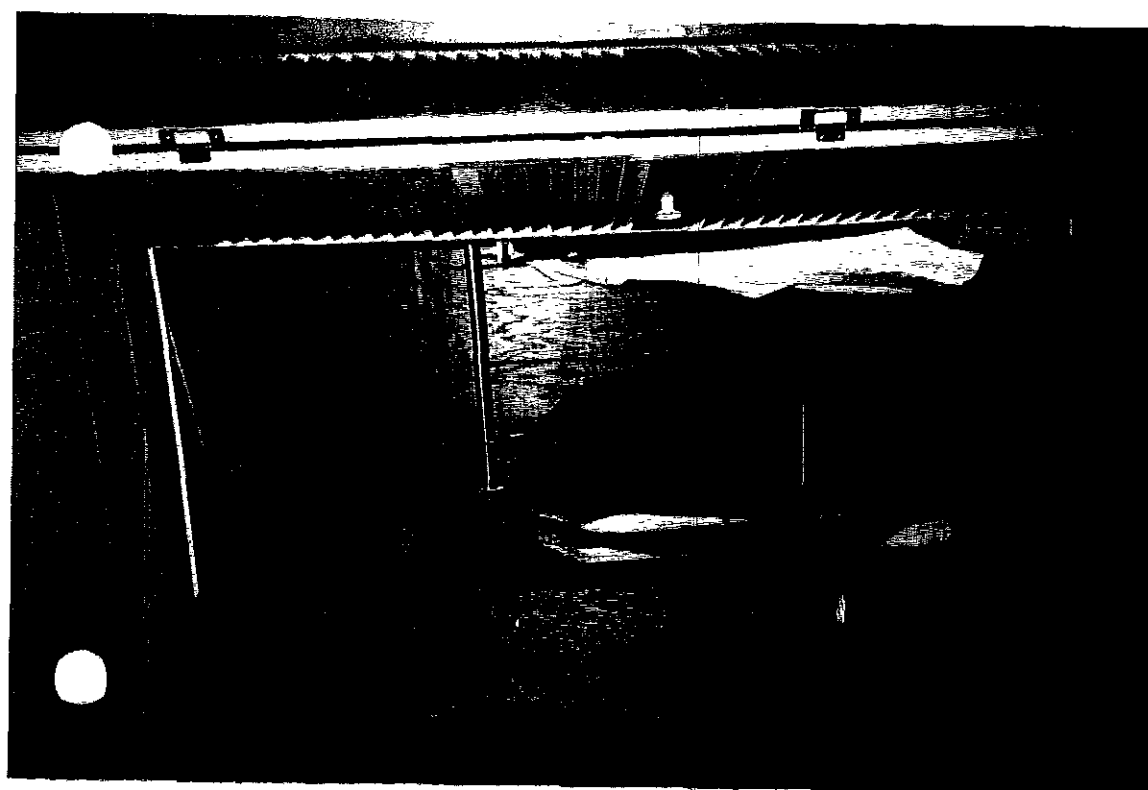


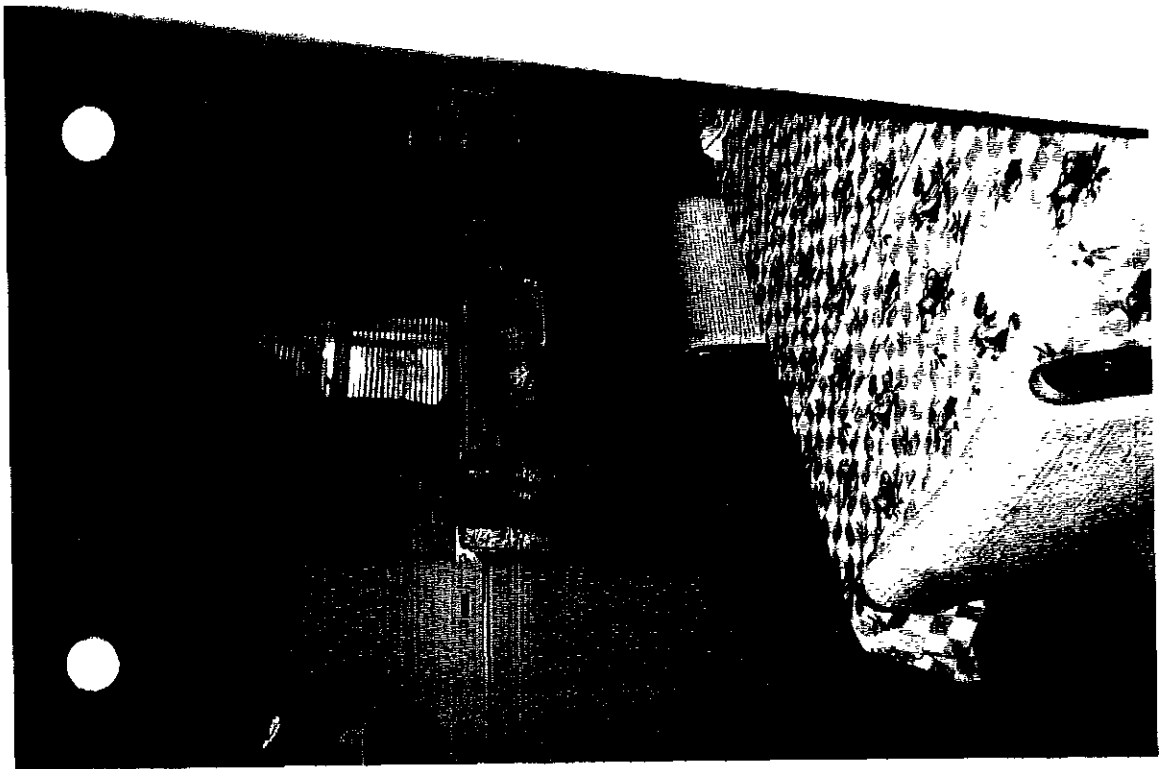
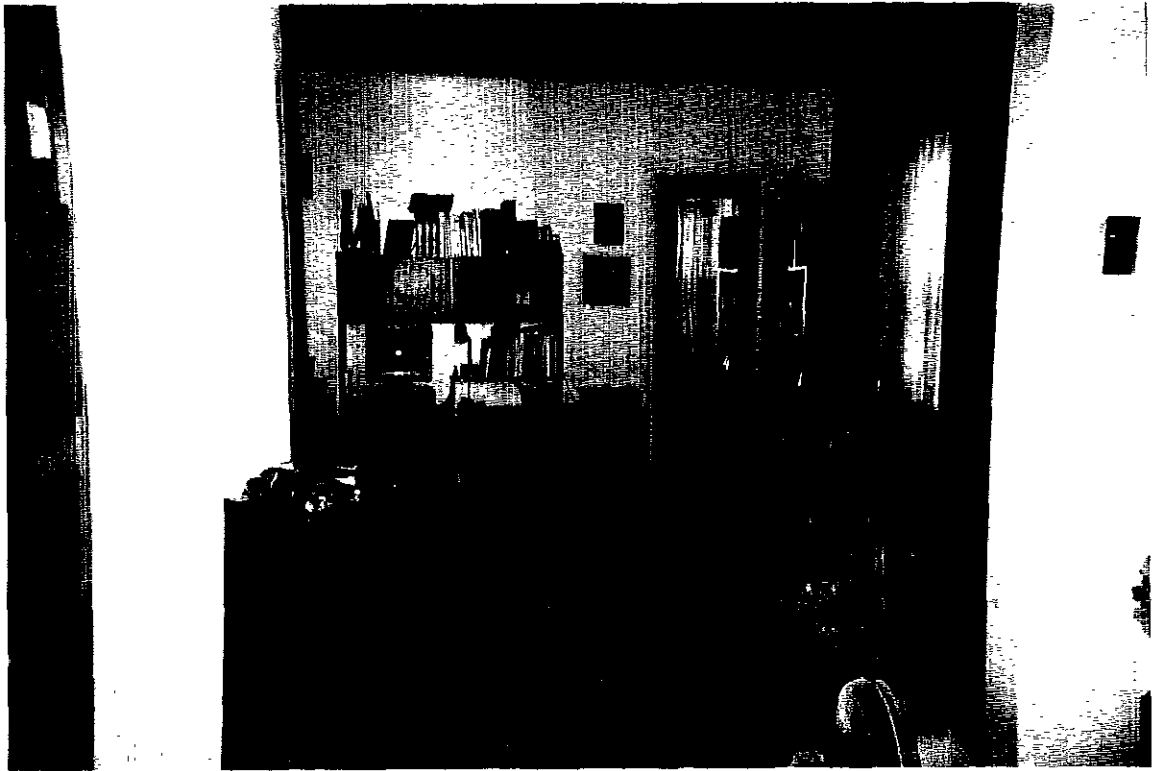


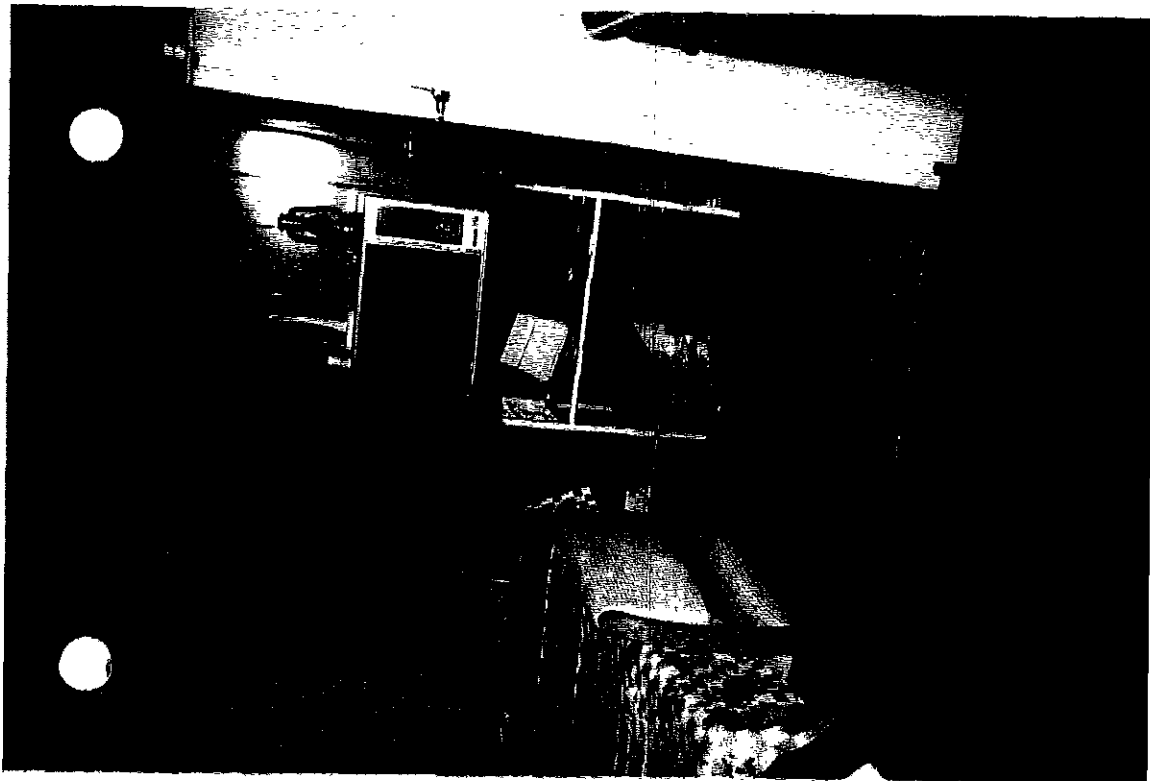
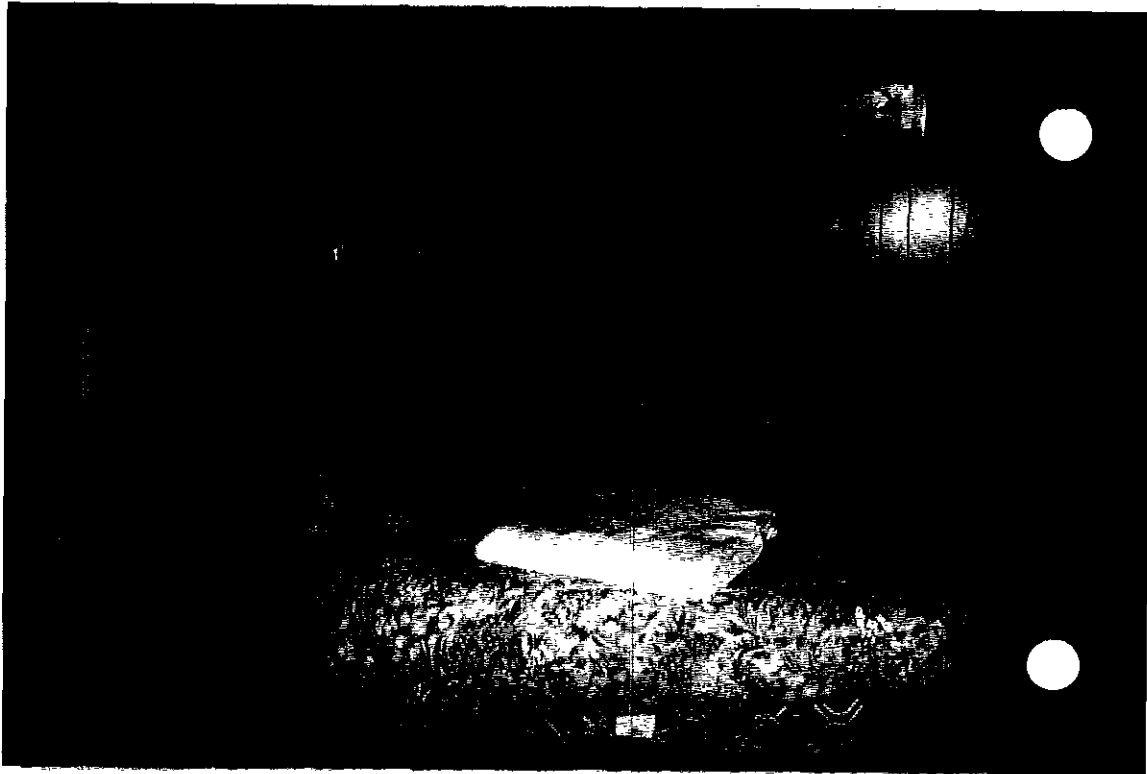


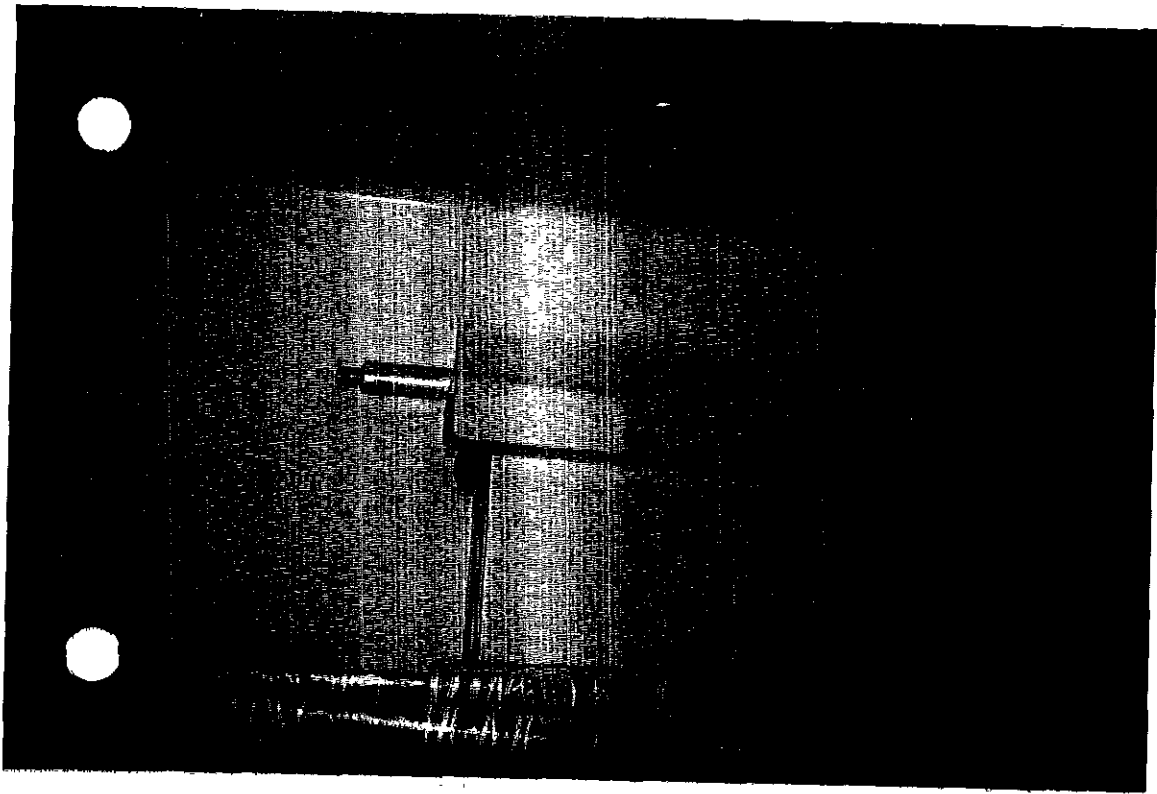
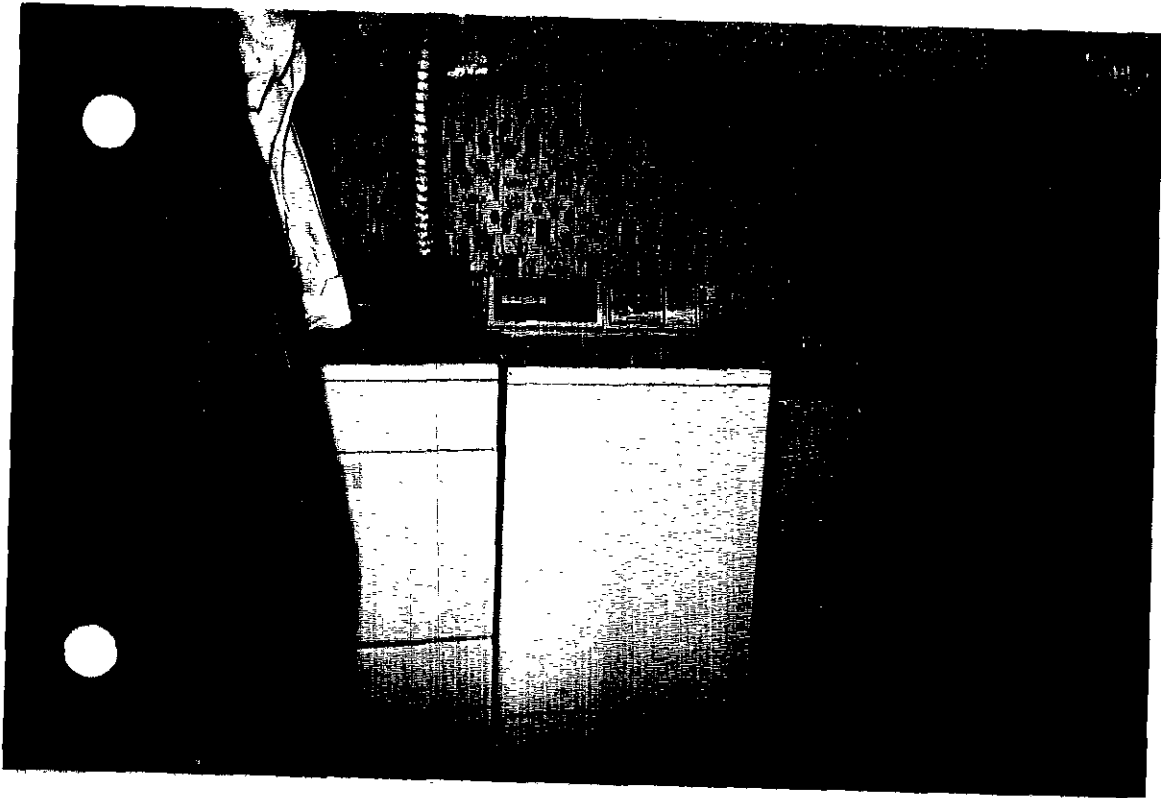




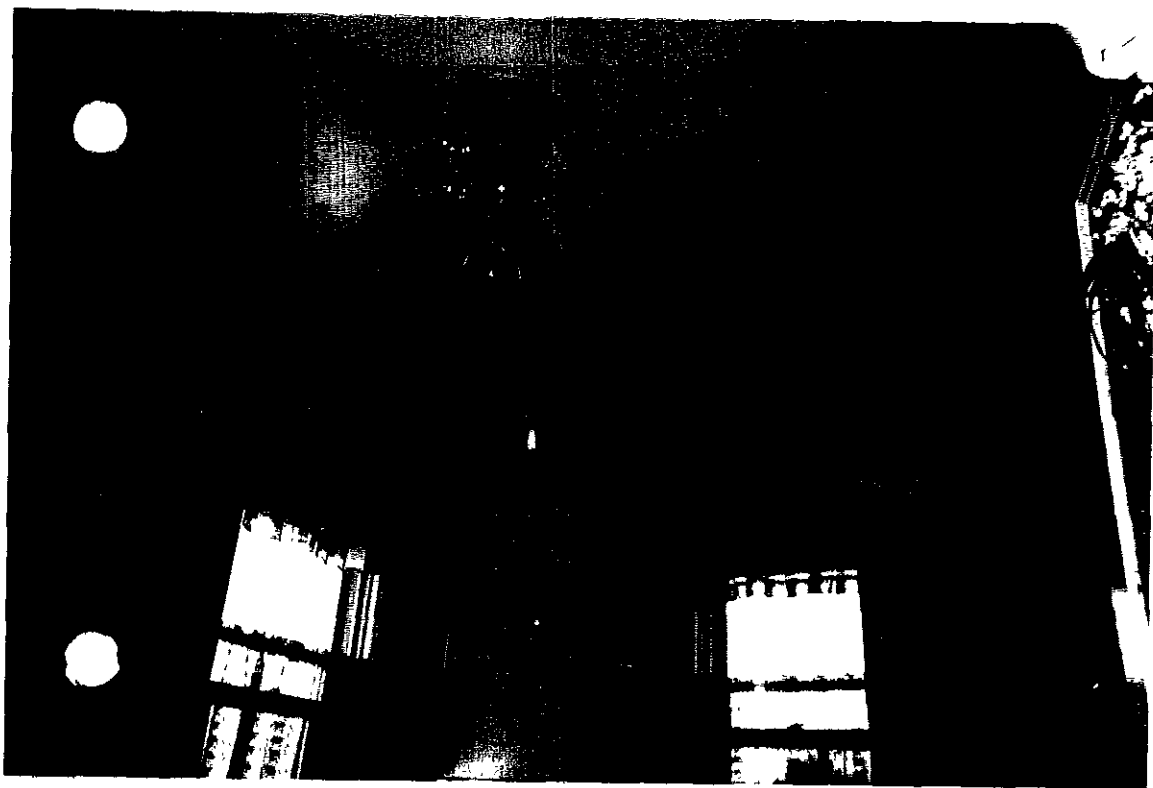
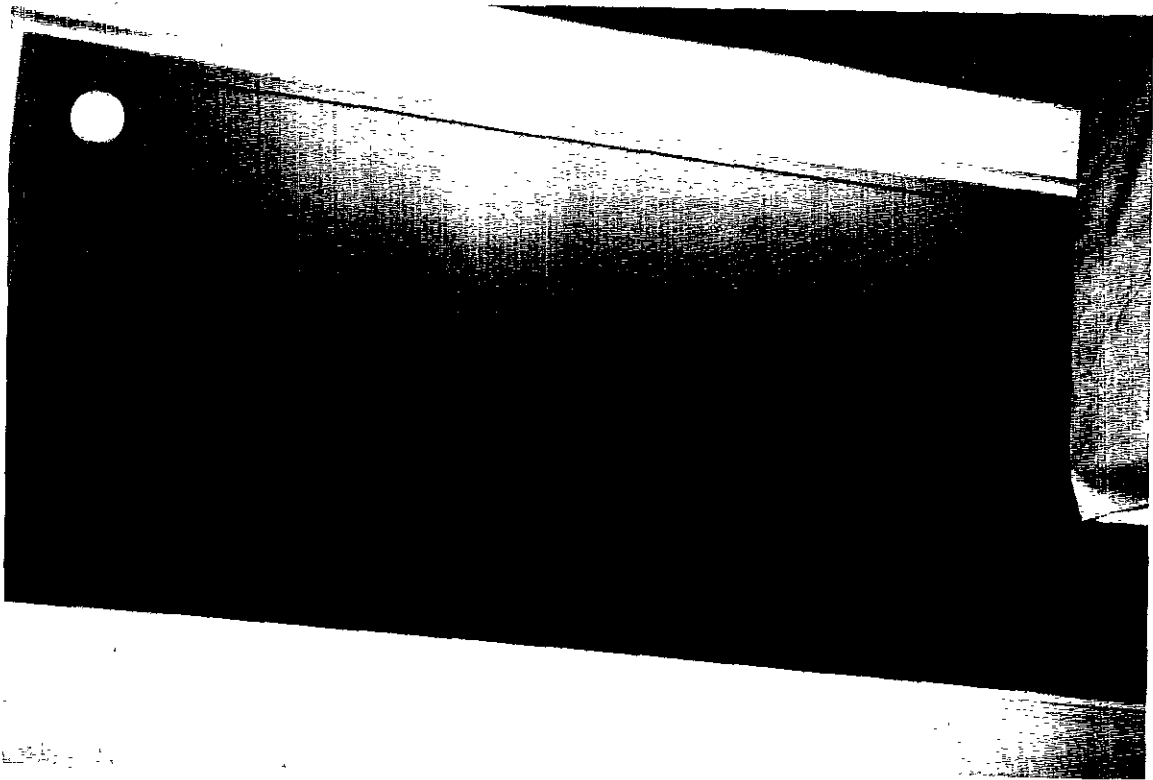






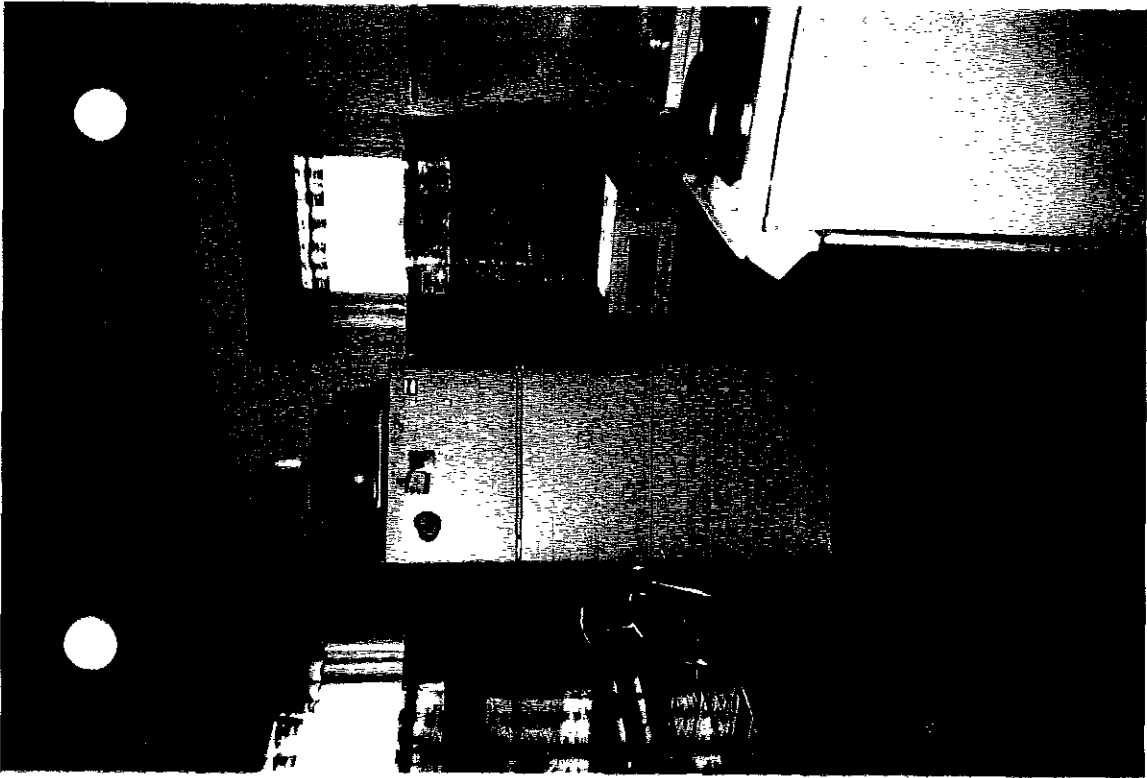
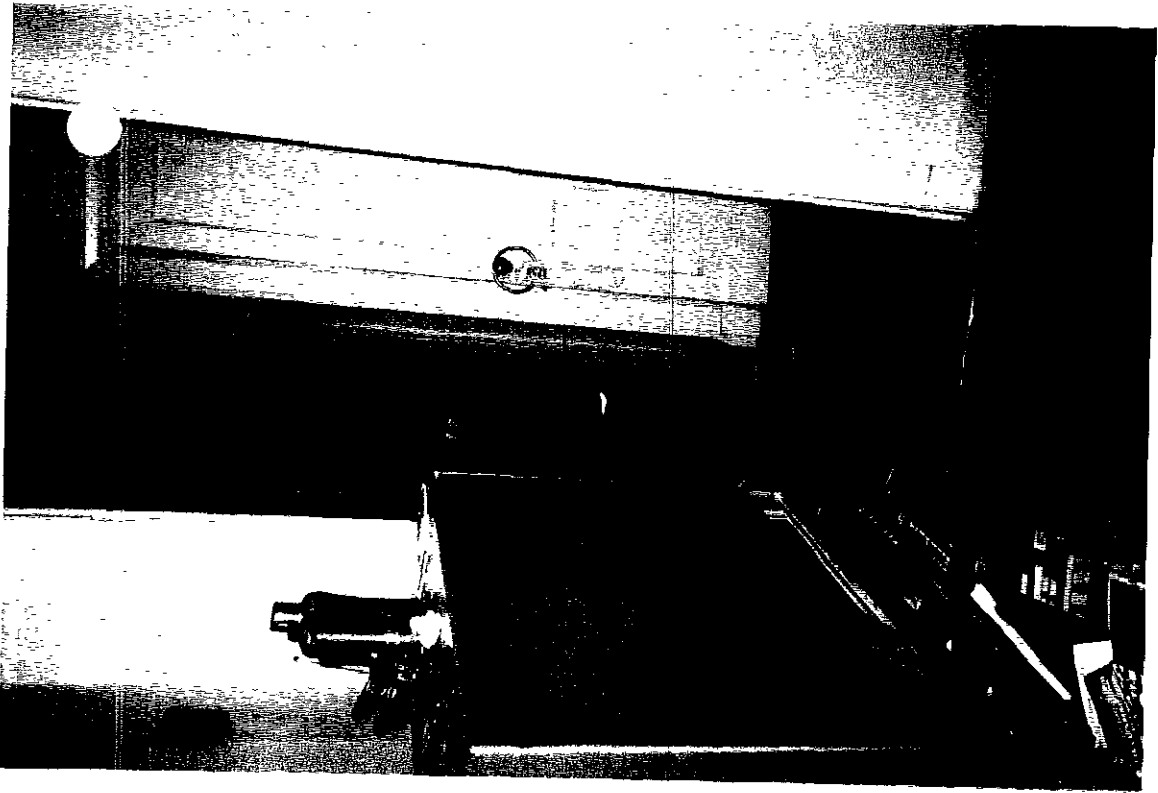


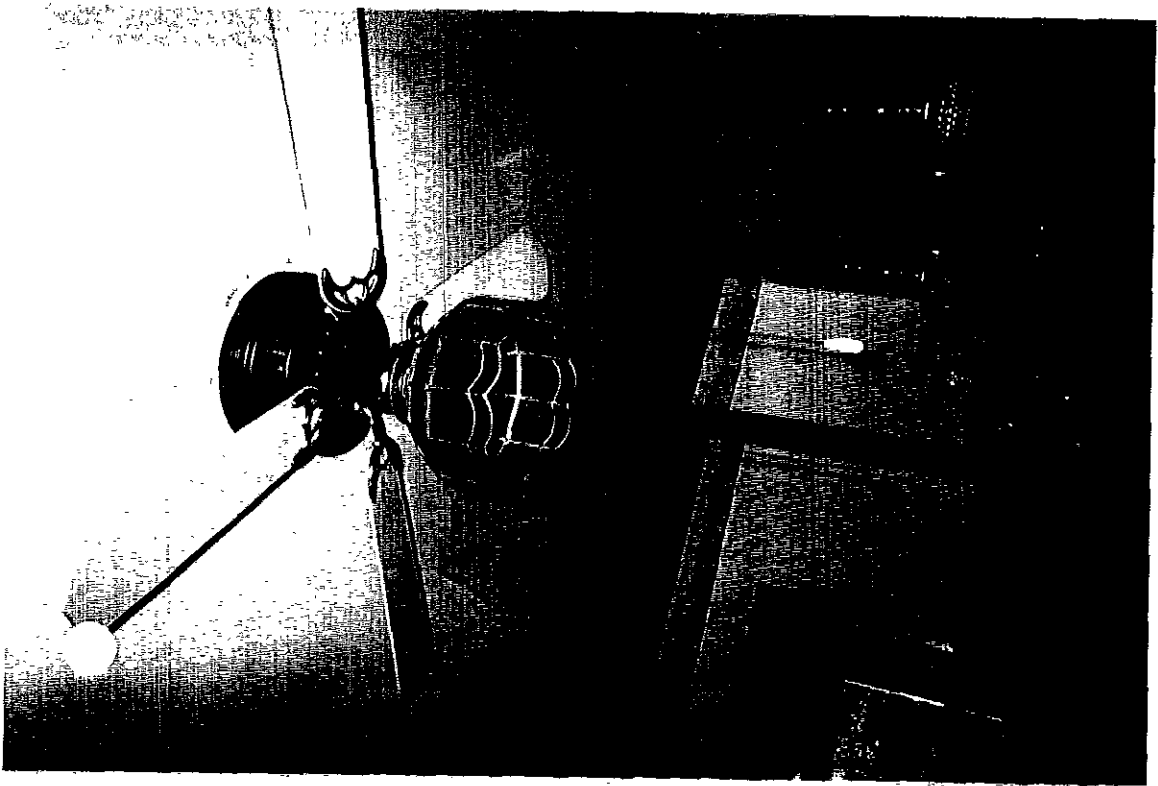
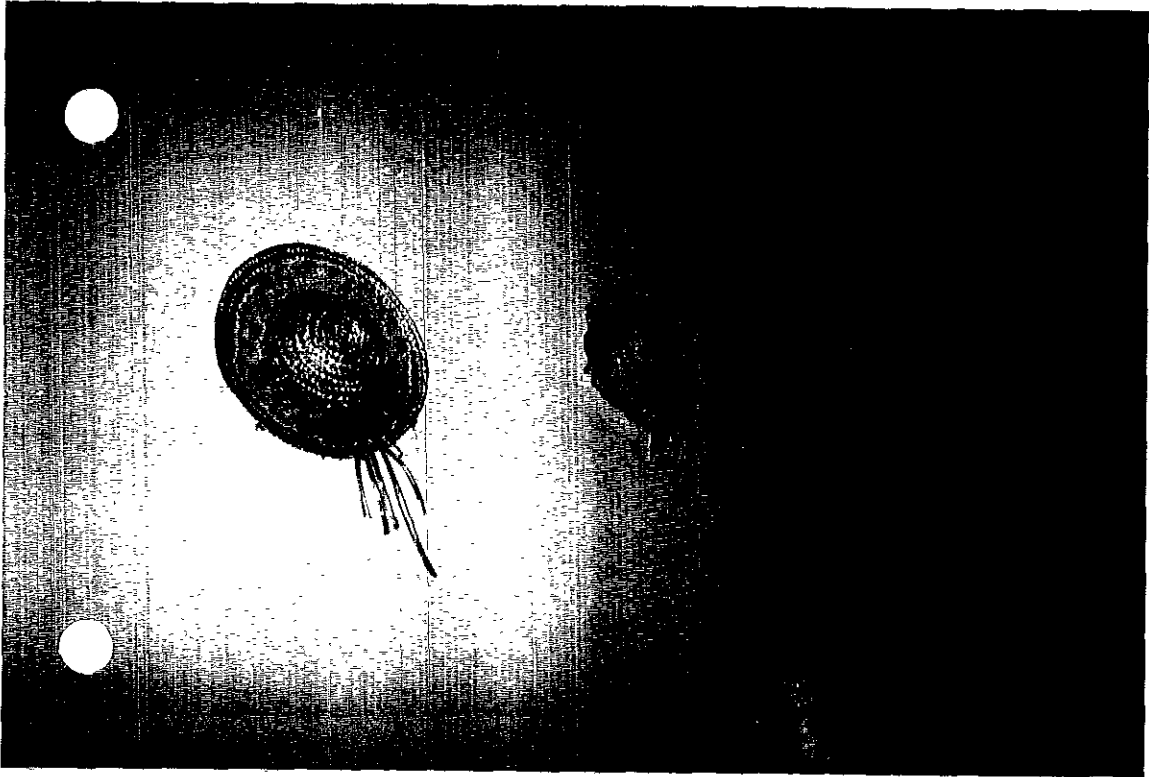


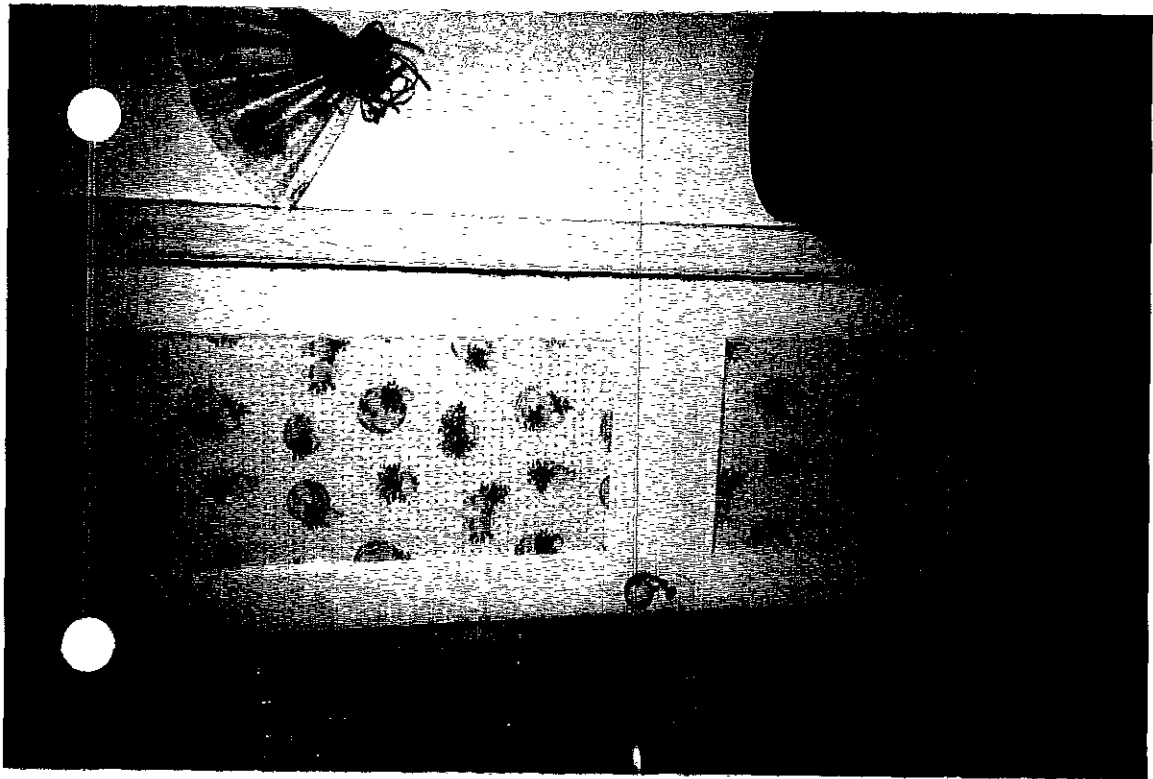


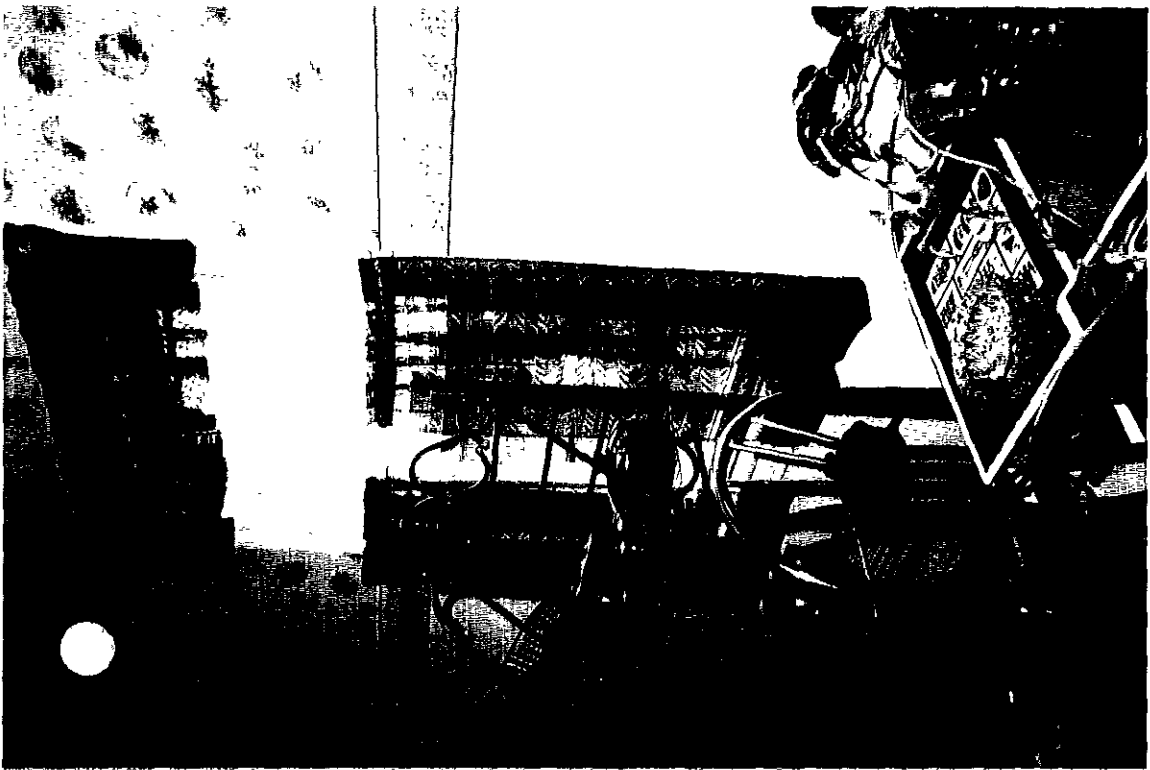


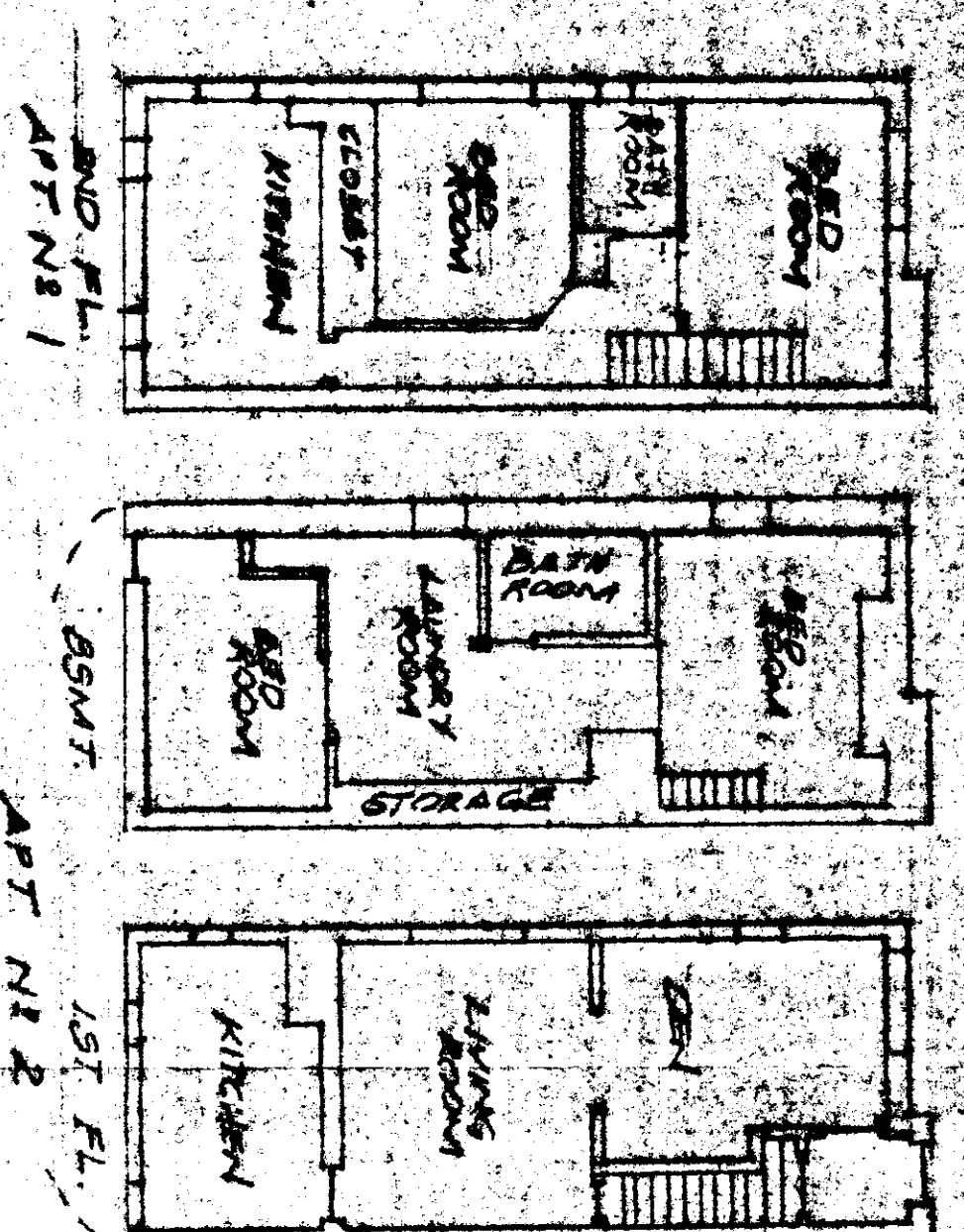
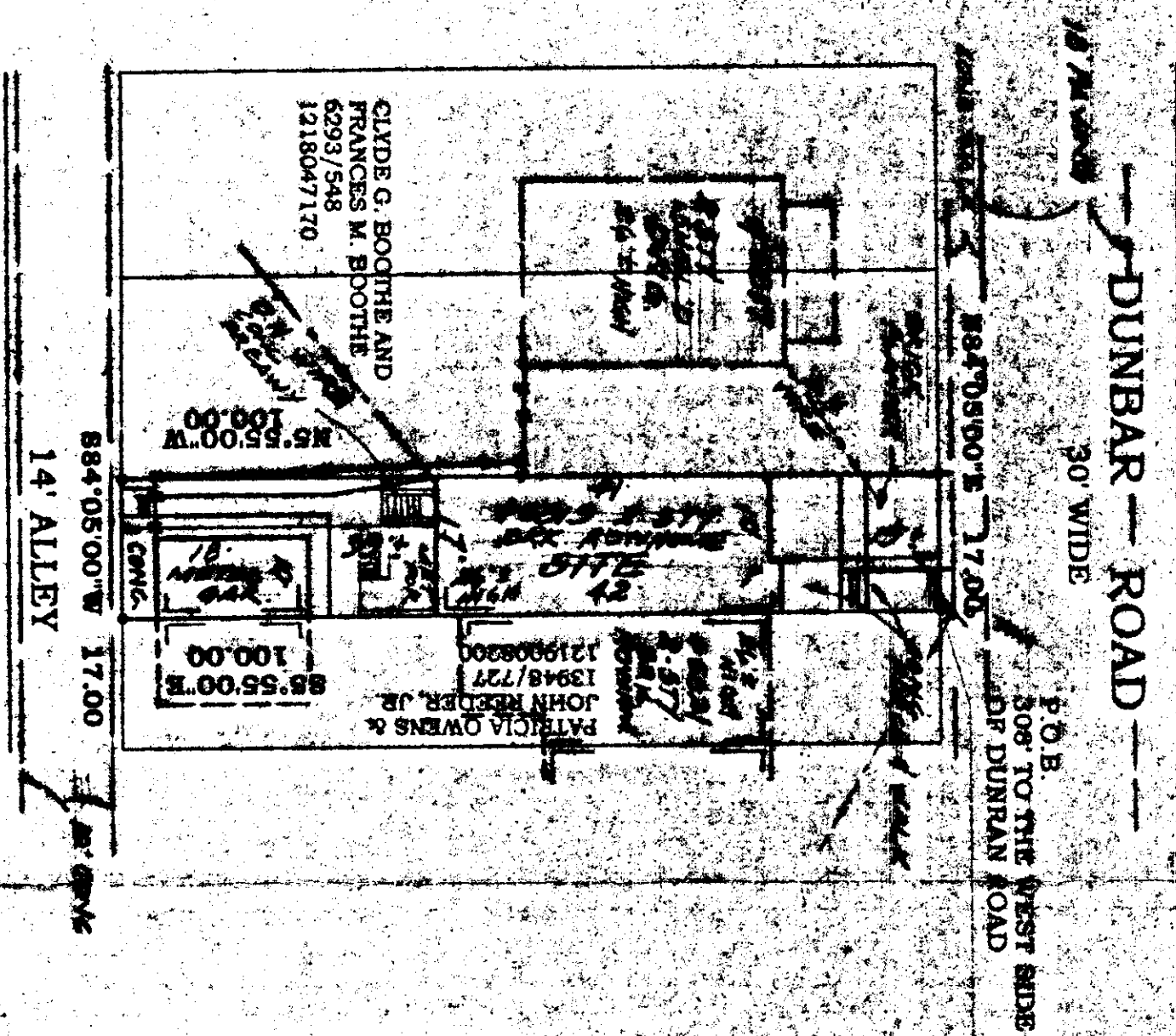
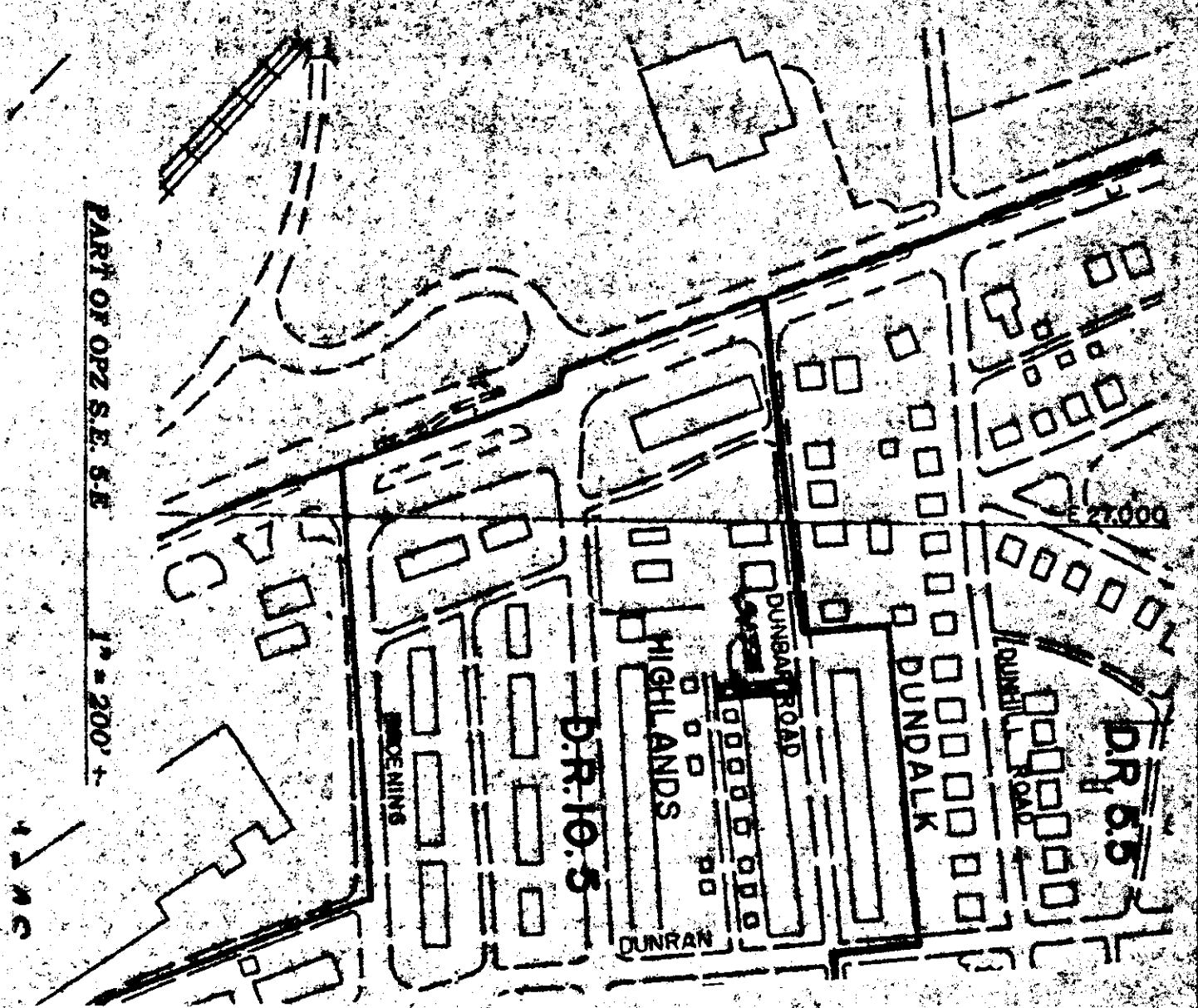






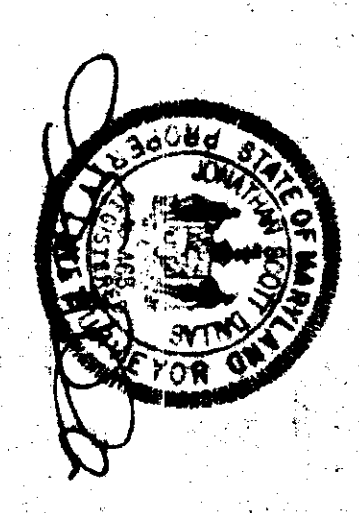






- NOTES**
1. NO KNOWN PRIOR SOUNDING BUILDINGS.
 2. OWNERSHIP: DEED REFERENCE: 2012-062
 3. ADJACENT AND RECD. REFERENCE: 2012-062
 4. 2723 DUNDAR RD. BALTIMORE, MD. 21223-1026
 5. PHONE: 410-633-5662
 6. PROPERTY INFORMATION:
 7. TAX MAP: 103 GRID 22 PARCEL: 301
 8. ACCT. NO. 1233015501
 9. AREA OF SUBJECT SITE: 1700 SQ. FT., 0.0390 AC.
 10. PUBLIC WATER AND SEWER.
 11. SITE DOES NOT LIE WITHIN CSQA PER MAP NO. 104

J.S. DALLAS, INC.
 Surveying & Engineering
 13523 Long Green Pike
 Baltimore, MD. 21013
 (410) 817-4600



SITE PLAN ACCOMPANY PETITION FOR SPECIAL
HEARING FOR NON-CONFORMING USE
6819 DUNBAR ROAD
 12TH ELEC. DIST. 7TH COUNC. DIST. BALTIMORE COUNTY, MD.
 SCALE: 1"=20'
 JUNE 17, 2000

01-001-SPH