IN RE: PETITION FOR SPECIAL HEARING
NE/S Kaufman Road, 900' SE of
Bentley Road
(200 Kaufman Road)
3rd Election District
7th Council District

Patrick Meadowcroft, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-004-SPH
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Patrick and Susan Meadowcroft, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special hearing to approve the use of the building on the subject property as a legal, nonconforming two-apartment dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Patrick Meadowcroft, property owner, his daughter, Lyda Swartz, Eugene F. Raphel, Professional Land Surveyor who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. In addition, Janice Staples appeared on behalf of the Maryland Line Area Association, Inc. in support of the request. Appearing as Protestants in the matter were Alphonse J. Wissman, Bonnie Herwig, George W. Lacey, and Robert E. Schatz, nearby residents of the area.

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.458 acres, more or less, zoned R.C.5, and is improved with two structures, one a barn containing two apartments, and the other, a combined barn/shed building which is used for storage purposes. Testimony indicated that Mr. Meadowcroft has owned the subject property for the past 25 years. He indicated that he formerly resided on the property in one of the apartments and that

ORDER RECEIVED FOR FILING
Date 10/12/00
By

his nephew occupied the second apartment. Further testimony revealed that one apartment contains two bedrooms, a kitchen, a living room and a bath, while the other apartment contains a kitchen, a bath, and three bedrooms. Mr. Meadowcroft seeks approval of the two apartments as in-law apartments.

In-law apartments in the R.C.5 zone are not specifically provided for in the B.C.Z.R. However, Section 1A04.2 thereof lists those uses which are permitted as of right in that zone. Among the uses so identified are, "dwellings, one-family attached." Additionally, "family" is defined in the B.C.Z.R. as "Any number of individuals lawfully living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel." (emphasis added) The use of the word "lawfully" has been held to imply that the individuals are related by blood or marriage. Finally, Section 500.7 of the B.C.Z.R. empowers the Zoning Commissioner to conduct hearings as might be necessary to properly enforce or interpret the B.C.Z.R. From these Sections, it has been held that an "in-law apartment" is permitted in the R.C. zone. That is, two separate apartments within a single structure may exist for so long as the individuals residing therein are related by blood or marriage.

In this case, the Petitioners seek approval of the two apartments as in-law apartments. Mr. Meadowcroft testified that the property has been so used in the past. Although the prior use of the apartments is disputed by the neighbors, they apparently do not object to the approval of an in-law apartment. That is, for so long as the apartments are occupied by members of the same family, there is no objection.

Based upon the testimony and evidence presented, I am persuaded to grant relief so as to permit an in-law apartment on the subject property. That is, the Petitioners may maintain two apartments within the dwelling building; however, the occupants must be related to one another either by blood or marriage. A reasonable degree of relationship is required and to insure that the premises are used in that fashion, appropriate restrictions will be imposed hereinafter.

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Date 10/2/00
By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of October, 2000 that the Petition for Special Hearing seeking approval of the use of the building on the subject property as a legal, nonconforming two-apartment dwelling (or, in-law apartment), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The relief granted herein is limited to the use of the existing dwelling structure as an in-law apartment containing two separate living units. The combination barn/shed structure cannot be used for residential purposes or as a dwelling. Moreover, the two apartments can only be occupied by related individuals.

3) The property owner and/or residents of the apartments shall permit access by a Zoning Inspector, upon request, to insure compliance with this Order.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/12/00
By

Baltimore County
Zoning Commissioner

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

October 12, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Kaufman Road, 900' SE of Bentley Road
(200 Kaufman Road)
3rd Election District – 7th Council District
Patrick Meadowcroft, et ux - Petitioners
Case No. 01-004-SPH

Dear Mr. Alderman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Patrick Meadowcroft
1700 Valley Road, York, PA 17043
Mr. Alphonse J. Wissman, 204 Kaufman Road, Parkton, Md. 21120
Ms. Bonnie Herwig, 239 Bentley Road, Parkton, Md. 21120
Mr. George W. Lacey, 208 Kaufman Road, Parkton, Md. 21120
Mr. Robert E. Schatz, 203 Kaufman Road, Parkton, Md. 21120
Maryland Line Area Association, Inc., 1501 Harris Mill Road, Parkton, Md. 21120
Code Enforcement Division, PDM; People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 200 Kaufman Road
which is presently zoned RC-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

SEE ATTACHED SHEET

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:

Howard L. Alderman, Jr.
Name - Type or Print

Howard L. Alderman, Jr.
Signature

LEVIN & GANN, P.A.
Company

305 West Chesapeake Ave. 410-321-0600
Address Suite 113 Telephone No.

Towson MD 21204
City State Zip Code

Legal Owner(s):

PATRICK MEADOWCROFT
Name - Type or Print

Patrick Meadowcroft
Signature

SUSAN MEADOWCROFT
Name - Type or Print

Susan Meadowcroft
Signature

1700 Valley Road 410-977-6319
Address Telephone No.

York, PA 17043
City State Zip Code

Representative to be Contacted:

Patrick Meadowcroft
Name

1700 Valley Road 410-977-6319
Address Telephone No.

York PA 17043
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING —

Reviewed By JL Date 7/7/00

Case No. 01 004 SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 7/12/00
By

SUGGEST FILING OF THIS HEARING TO BE HEARD ON 9/28 (3) TOGETHER (BACK TO BACK) WITH SAME COUNSEL/SAME ATTORNEY/ HEARD.

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: 200 Kaufman Road

Legal Owners: Patrick Meadowcroft & Susan Meadowcroft

Present Zoning: RC-X5

REQUESTED RELIEF:

Approval of use of a portion of the improvements on the subject property as a *bona fide* accessory apartment and/or for two families as a valid, non-conforming use.

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderma@bcpl.net

ORDER RECEIVED FOR FILING
Date 11/12/10
By BZ

E.F. Raphel & Associates
Registered Professional Land Surveyors
205 Courtland Avenue
Towson, Maryland 21204

Phone (410) 825-3908 ***Fax (410) 825-1331***

004

DESCRIPTION TO ACCOMPANY
PETITION

BEGINNING FOR THE same at a point on the Northeast side of Kaufman Road, 50 feet wide, said point being Southeasterly 900 feet from the intersection formed by the Northeast side of Kaufman Road and the Southest side of Bentley Road, running thence leaving Kaufmand Road and binding on the out line of Lot 23 as shown on the plat of Section I, Bentley Estates and recorded among the Land Records of Baltimore County in Plat Book E.H.K.,Jr. 37, folio 13, the three following courses and distances, 1) North 56° 05' 17" East 709.46 feet, 2) South 28° 05' 58" East 225.11 feet and 3) South 46° 26' 09" West 705.97 feetto the northeastern most side of said Kaufman Road, running thence and binding thereon by a curve to the left with a radius of 888.61 feet for a distance of 344.60 feet to the place of beginning

Containing 4.458 acres of land, more or less.

Being known as #200 Kaufman Road.

STATE OF MARYLAND
No. 12146
REGISTERED
LAND SURVEYORS

01-004-SPH

01-004-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM 004 INITIALS JLL No. 083811

DATE 7/7/00 ACCOUNT R001150

AMOUNT $ 50.00

RECEIVED FROM: P+S MEADOWCROFT ENTERPRISE INC

FOR: R+S SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
7/10/2000 7/07/2000 12:53:55
REV MISC CASHIER JRTC ZNE DRAWER 4
Dept 5 528 ZONING VERIFICATION
Receipt # 151795
DR NO. 083811
Recpt Tot 50.00
50.00 CK
Baltimore County, Maryland

01-004-SPH

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: #01-004-SPH
200 Kaufman Road
NE/S Kaufman Road, 900' +/- SE of Bentley Road
3rd Election District
7th Councilmanic District
Legal Owner(s): Susan & Patrick Meadowcroft
Special Hearing: to approve an accessory apartment and/or for two families as a valid non-conforming use.
Hearing: Tuesday, August 29, 2000 at 10:00 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.
8/105 August 10 C410059

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/10, 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 8/10, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]

CERTIFICATE OF POSTING

RE: Case No.: 01-004 SPH

Petitioner/Developer: Meadowcroft, Etal

Date of Hearing/Closing: 9/28/00

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 #200 KAUFMAN RD.

The sign(s) were posted on 9/3/00
(Month, Day, Year)

Sincerely,

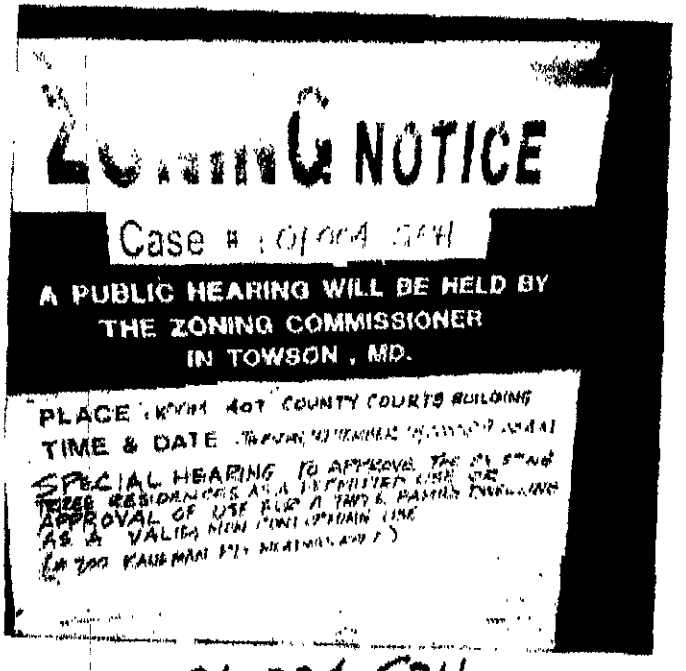
Patrick O'Keefe 9/4/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



01-004 SPH
#200 KAUFMAN RD.

RE: PETITION FOR SPECIAL HEARING 200 Kaufman Road, NE/S Kaufman Rd, 900' +/- SE of Bentley Rd 3rd Election District, 7th Councilmanic Legal Owner: Patrick & Susan Meadowcroft Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No. 01-024-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

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

July 24, 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: 01-004-SPH
200 Kaufman Road
NE/S Kaufman Road, 900' +/- SE of Bentley Road
3rd Election District – 7th Councilmanic District
Legal Owner: Susan & Patrick Meadowcroft

Special Hearing to approve an accessory apartment and/or for two families as a valid, non-conforming use.

HEARING: Tuesday, August 29, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Howard L. Alderman, Jr., Esquire, Levin & Gann, P.A., 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204
Susan & Patrick Meadowcroft, 1700 Valley Road, York, PA 17043

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 14, 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.

Printed with Soybean Ink on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 10, 2000 Issue – Jeffersonian

Please forward billing to:
Patrick & Susan Meadowcroft 410-977-6319
1700 Valley Road
York, PA 17043

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: 01-004-SPH
200 Kaufman Road
NE/S Kaufman Road, 900' +/- SE of Bentley Road
3rd Election District – 7th Councilmanic District
Legal Owner: Susan & Patrick Meadowcroft

Special Hearing to approve an accessory apartment and/or for two families as a valid, non-conforming use.

HEARING: Tuesday, August 29, 2000 at 10:00 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 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: 004

Petitioner: PATRICK & SUSAN MEADOWCROFT

Address or Location: 200 Kaufman Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICK & SUSAN MEADOWCROFT

Address: 1700 Valley Road York, PA 17043

Telephone Number: 410-977-6319

Revised 2/20/98 - SCJ

01-004-SPH

Baltimore County
Department of Permits and
Development Management

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

September 22, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
305 W. Chesapeake Ave., Suite 113
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-004-SPH, 200 Kaufman Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 7, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Susan & Patrick Meadowcroft, 1700 Valley Road, York, PA 17043
People's Counsel

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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 Nos. 003, 004, and 005

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

RWB:HJO:jrb

cc: File

ZAC-7-24-2000-NO COMMENT ITEMS.doc

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

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: July 25, 2000

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 21, 2000

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 336-Revised, 553, 555, 559, 560 & 004**

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: _____

JUL 21

Section Chief: _____

AFK/JL:MAC

9/28

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 22, 2000

Susan & Patrick Meadowcroft
1700 Valley Road
York, PA 17043

Dear Mr. & Mrs Meadowcroft:

RE: Case Number 01-004-SPH, 200 Kaufman Road

The above matter, previously assigned to be heard on August 29, 2000 has been **rescheduled for Thursday, September 28, 2000 at 9:00 a.m. in Room 407 in conjunction with 01-014DPH, 01-015-SPH and 01-016-SPH.**

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,

GDZ

Arnold Jablon
Director

AJ:

C: Howard L. Alderman, Jr., Esquire, Levin & Gann, P.A., 305 West Chesapeake Avenue, Suite 113, Towson, MD 21204

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BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 8, 2000

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

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

SUBJECT: Item No.: 004
Legal Owner/Petitioner: Patrick & Susan Meadowcroft
Contract Purchaser: NA
Property Address: 200 Kaufman Rd.
Location Description: NE/S Kaufman Rd., 900 ft +/- SE of Bentley Rd.

VIOLATION INFORMATION: Case No.: 99-7781
Defendants: Patrick & Susan Meadowcroft

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
Bob Schatz	203 Kauffman Rd.. Parkton, Md., 21120

MAILED NOTICE OF ZONING HEARING. GZ 8-11

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)
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)
x	8.	Photographs including dates taken
x	9.	Correction Notice/Code Violation Notice
x	10.	Citation and Proof of Service (if applicable)
	11.	Certified Mail Receipt (if applicable)
x	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: Correspondence

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

01-004

CODE ENFORCEMENT REPC NCF

DATE: 11/15/99 INTAKE BY: RC CASE #: 99-7781 INSPEC: H.J.

COMPLAINT LOCATION: ~~200~~ 202 Kauffman Rd

ZIP CODE: 21120 DIST:

COMPLAINANT NAME: Bob Schatz PHONE #: (H) 343-3133 (W)

ADDRESS: 203 Kauffman Rd. ZIP CODE: 21120

PROBLEM: Converted Barn into 3 apt units

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: property zoned RC5 ZONING:

INSPECTION: 11/18/99 - observed building (house) w/ 3 doors that appeared to be front doors, took pictures sent notice HJ

REINSPECTION: 12/28/99 - HJ no change at property citation. HJ

1/12/00 - waiting on rescheduling other cases. HJ

REINSPECTION: 5/18/00 - left message for update -
5/22 - Record message left
6/14/00 - applying for Special Hearing

REINSPECTION:

Real Property Information

Maryland Department of Assessments and Taxation
Real Property System

[Go Back] **BALTIMORE COUNTY** [Start Over]

DISTRICT: 07 ACCT NO: 1600012434

Owner Information

Owner Name: MEADOWCROFT PATRICK D **Use:** RESIDENTIAL

Mailing Address: 200 KAUFFMAN RD
PARKTON MD 21120-9050 **Principal Residence:** YES

Transferred From: GROSS EDWARD M **Date:** 04/24/1980 **Price:** $92,500

Deed Reference: 1) / 6157/ 713
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address:
200 KAUFMAN RD

Zoning:

Legal Description:
4.458 AC NES KAUFMAN
915 SE BENTLEY ROAD
BENTLEY ESTATES

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
12	3	130		1		23	81	Plat Ref: 37/ 13

Special Tax Areas

Town:

Ad Valorem:

Primary Structure Data

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1976	3,920 SF	4.45 AC	04

Value Information

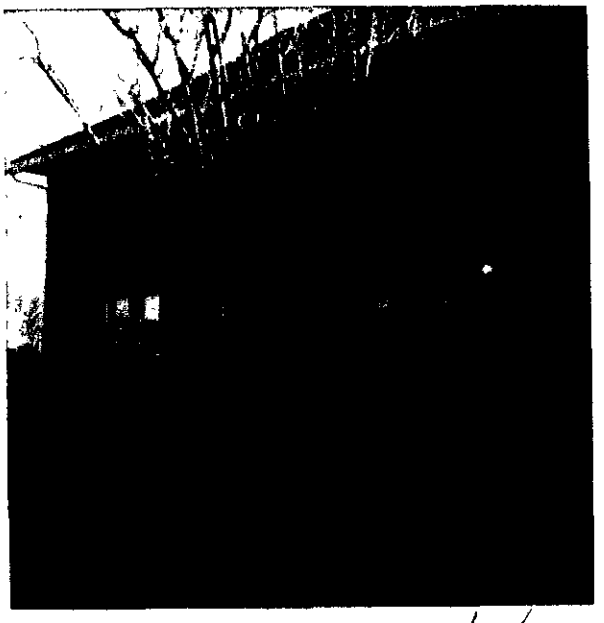
	Base Value	Current Value As Of 01/01/1999	Phase-In Value As Of 07/01/2000	Phase-in Assessments As Of 07/01/1999	Phase-in Assessments As Of 07/01/2000
Land:	60,520	60,520			
Impts:	152,550	146,830			
Total:	213,070	207,350	207,350	82,940	82,940
Pref Land:	0	0	0	0	0

Partial Exempt Assessments

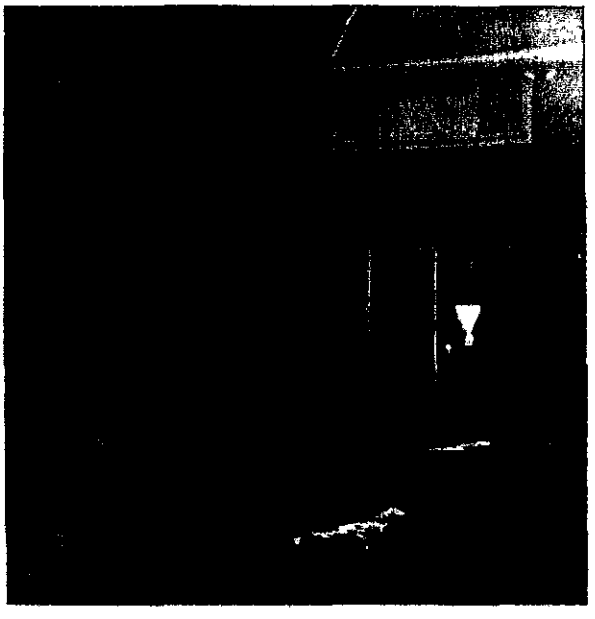
	Code	07/01/1999	07/01/2000
County	000	0	0
State	000	0	0
Municipal	000	0	0

[Go Back] [Start Over]

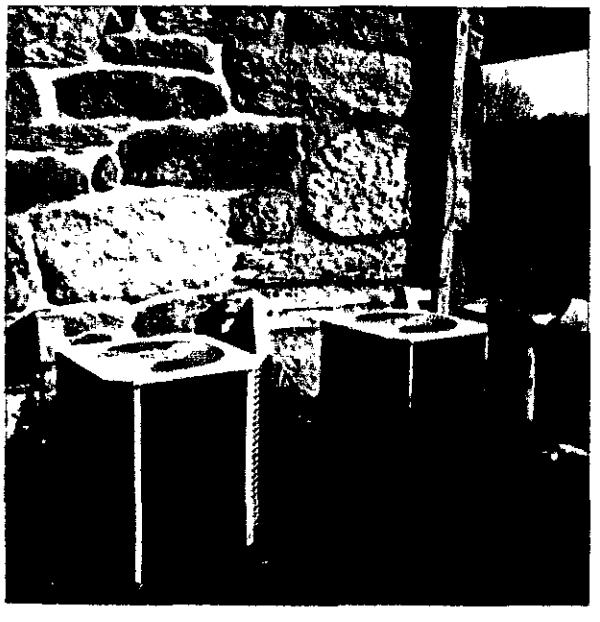
200 Kaufman Rd 343-1051 for rent? 11/18/99 HJ



200 Kaufman Rd 11/18/99 HJ



200 Kaufman Rd 11/18/99 HJ



200 Kaufman Rd 11/18/99 HJ

Baltimore County
Department of Permits and
Development Management

Code Enforcement: 410-887-3351 Extension 7305
Building Inspection: 410-887-3953

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

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

Voicemail.

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. 118834

Case No.: 99-1781

Election District _____ Permit No. _____

Name (s) PATRICK D. Meadowcroft

Address 11605 York Rd. MONKTON, MD 21111

Location of Violation (if different than address) 200 KAUFMAN RD

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:
§§ _____
§§ _____

Zoning Regulations:
§§ 1A04.2A
§§ 1A04.2B.

Building Code (BOCA):
§§ _____
§§ _____

Livability Code (18-66):
§§ _____
§§ _____

Investment Property Act (7-66):
§§ _____

Electrical Code (NEC):
§§ _____

Plumbing Code (NSPC):
§§ _____

Dwelling (CABO):
§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

Revert dwelling back to single family dwelling. An apartment house is not permitted as a matter of right (1A04.2A) or by way of a special exception (1A04.2B BCZR in this Zone.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE 12/26/99 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 11/26/99 INSPECTOR: Hope Jacobson

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 County
Department of Permits and
Development Management

Code Enforcement: 410-887-3351, Extension 7305 voicemail
Building Inspection: 410-887-3953
E-Mail: Pdmenforce@co.ba.md.us

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

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960
Pdminspect@co.ba.md.us

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE)

Citation/Case No. 99-7781

Name (s) PATRICK D. MEADOWCROFT AND SUSAN MEADOWCROFT

Address 16905 York Rd MONKTON, MD 21111

Owner [X] Occupant [ ] Other _____ Related Citations _____

Location and Date (s) of Violation: 200 KAUFMAN RD BRKTON MD 21120-9052

11/26/99 thru 12/27/99

Vehicle License No.: _____ Vehicle ID: _____

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS (CIRCLE RELEVANT ZONE BELOW, IF APPLICABLE):

BCZR Sections zoned. R.C.C. 101, 1A04.A.2.B, 1A04.A.2.A

1B01(DR)	1A01(RC2)	1A02(RC3)	1A03(RC4)	1A04(RC5)
200(RAE)	202(ROA)	204(RO)	205(OR1)	206(OR2)
207(O3)	210(SE)	216(BMM)	221(BMB)	229(CB)(BLR)
230(BL)	233(BM)	236(BR)	240(MR)	247(MLR)
253(ML)	256(MH)			

1) BCZR Sections

2) (1) Failure to revert

3) 3 apts back to single

4) Family dwelling.

5) _____

6) _____

7) _____

8) _____

(Unless otherwise noted, all references are to zoning regulations.)

IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND DIRECTIONS

AGENCY

NOTICE TO DEFENDANT

1) Pursuant to Section 1-8, Baltimore County Code, a penalty has been assessed as a result of the violation cited herein in the amount indicated:

$ 12,000.00

If you do not contest this citation you must pay this penalty by check or money order, payable to the director of finance, Baltimore County, Maryland, and return a copy of this citation with payment to

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

2) If you contest this citation or proposed assessment of penalty, you must file a written request for a quasi-judicial hearing before the code official or designee within fifteen (15) days from the date of service of this citation. A quasi-judicial hearing has been pre-scheduled in Room 106 of the County Office Building for:

DATE 2/16/00
TIME 9AM

At this hearing, you are entitled to be represented by an attorney, present witnesses and evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by: (a) explaining the charges in this citation, (b) helping you at trial, and (c) helping you to get a fair penalty if found in violation.

3) This pre-scheduled hearing will be canceled if you choose to pay the assessed penalty or if you fail to request the hearing in writing within the time required. Failure to contest the citation or proposed assessment of penalty, if any, by either not paying the penalty or by not requesting the quasi-judicial hearing shall result in the citation and its penalty becoming a non-appealable, final order of the code official. Failure to appear at the requested hearing will also result in the citation and civil penalty becoming a non-appealable final order of the code official.

4) If you are the owner of the property, failure to pay the assessed penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt which could result in imprisonment.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge information and belief.

1/13/00
Date

Hope Jacobs
Inspector's Signature

Citation must be served by 1/25/00

Detach and send the completed form below to:

Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Citation Number: 99-7781

NOTICE OF INTENTION TO DEFEND

I hereby elect to stand trial before the code official or designee for the violation(s) charged in this citation.

Date

Defendant (Please Print Your Name and Sign)

Address

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

In the Matter of

Patrick D. Meadowcroft
Susan D. Meadowcroft

Respondents

Civil Citation No.99-5399,
99-5302, 99-7781, 99-7519

21525 York Road
21521 York Road
200 Kaufman Road
1104 Freeland Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on 16 February 2000, for a hearing on citations for violations under the Baltimore County Zoning Regulations for maintaining properties with more than one family unit in residential properties zoned RC5, located at 21525 York Road, 21521 York Road, 200 Kaufman Road, and 1104 Freeland Road.

Howard Alderman, Esquire appeared on behalf of the Respondents. He stated that he has filed or will file Petitions for Special Hearings on all of the subject properties. The filing appointments are scheduled for 6 March 2000. Counsel for Respondents has requested that the above cases be held in abeyance until the Special Hearings are heard and decided.

THEREFORE, IT IS ORDERED this 17 day of February 2000, that the above entitled citations be held in abeyance until the Special Hearings are heard and decided.

Signed: Stanley J. Schapiro

Stanley J. Schapiro
Code Enforcement Hearing Officer

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@bcpl.net

December 9, 1999

VIA HAND DELIVERY
Stanley J. Schapiro, Baltimore County Code Official
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Patrick Meadowcroft/Susan Meadowcroft
Case Nos. 99-5399; 99-5399A; 99-5302; 99-7519; and 99-7781
Request for Postponement

Dear Mr Schapiro:

Yesterday, I was retained by Patrick D. Meadowcroft and Susan Meadowcroft in connection with the above-referenced citations of alleged violations of Baltimore County Code. It is my understanding that a hearing on those citations is presently scheduled for December 21, 1999. I am writing to request a postponement of that hearing based on the fact that both Mr. and Mrs. Meadowcroft will be out of the State of Maryland and the State of Pennsylvania during the Christmas and New Year's holidays and the fact that I am not available on December 21, 1999.

I would respectfully request that this matter be set back in after the New Year to ensure that all parties will be available. For purposes of scheduling, assuming that the requested postponement is granted, I presently have a Circuit Court case scheduled in Baltimore City on Friday, January 7, 2000 and a separate Circuit Court case scheduled on Wednesday, January 19, 2000.

Thank you for your consideration of this request and should you need additional justification, please let me know.

Hearing date postponed to 10 Am January 20 2000

Very truly yours,

Howard L. Alderman Jr.

Howard L. Alderman, Jr.

HLA.Jr./dmh
cc: Mr. Patrick D Meadowcroft
Ms. Susan Meadowcroft

C:\WP\HLA\Meadowcroft\ltr to schapiro re postponement

Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us

January 12, 2000

Mr. Howard L. Alderman, Jr., Esquire
Levin & Gann, Law Offices
305 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Alderman:

RE: Case No. 99-5399, 99-5399A, 99-5302, 99-7519, 99-7781

Please be advised that a Code Enforcement Hearing has been rescheduled for February 16, 2000 at 9:00 a.m. in Room 116 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204. The Hearing is based on a civil citations issued with respect to certain violations concerning the above property. It is important that you appear for the hearing and state your side of the case.

If you have any questions please contact Inspector Hope Jacobson at 410-887-3351, voice mail, 7305.

Sincerely,

Kitty Popelarski

Kitty Popelarski
Code Enforcement

c: Stanley Schapiro, Code Enforcement Hearing Officer
Hope Jacobson, Code Enforcement Inspector
Mr. & Mrs. Patrick D. Meadowcroft, 200 Kauffman Rd., Parkton, Md. 21120-9050

99/5399
99/5399A
99/5302
99/7519
99/7781

Printed with Soybean Ink on Recycled Paper

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LAW OFFICES
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305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
Halderma@bcpl.net

Copy

February 15, 2000

Ms. Kathleen Weaver
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: Confirmation of Zoning Petition Filing Appointments

Dear Ms. Weaver:

Thank you for meeting with me to schedule four (4) filing appointments for Petitions for Special Hearings on the following properties:

21521 York Road, Maryland Line
21525 York Road, Maryland Line
1104 Freeland Road, Freeland
16905 York Road, Monkton

This will confirm that the filing appointments are scheduled for **March 6, 2000** at **9:00** a.m., **10:00** a.m., **11:00** a.m. and **2:00** p.m., respectively for the properties as listed above. I will have the requisite Petitions, plats and filing fees, together with all other information necessary for each property. Should you need any additional information in this regard, please call me at your convenience, otherwise, I will see you on the 6th.

Thanks again for your help

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk
c: Mr. Patrick Meadowcroft
Ms. Susan Meadowcroft
Mr. Stanley Schapiro (via Hand-Delivery)

Case Entry/Update
Format . . . . : CASREC

Mode . . . . . : CHANGE
File . . . . . : PDLV0001

Dt Rec: 11151999 Intake: _____ Act: _____ Case #: 99-7781
Inspector: JACOBSON, H Inspection Group: ENF Inspection Area: 11
Address: 200 KAUFFMAN RD Apt #: ____ Zip: 21120
Problem Descript.: ILL CONVERSION; FINAL ORDER/WAITING FOR SPECIAL HEARINGS

Date of Reinspection: 6142000 Date Closed: _____ Delete Code (X): _
Insp./Hear. Notes: _____

V 01: _____ V 02: _____
V 03: _____ V 04: _____
V 05: _____ V 06: _____
V 07: _____ V 08: _____
V 09: _____ V 10: _____

F3=Exit F5=Refresh F6=Select format
F9=Insert F10=Entry F11=Change

SCALE	LOCATION	SHEET
1" = 200' ±	FIVE FORKS	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986	004	35-B

File

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410 625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

AUG 18

August 17, 2000

VIA TELEFAX & REGULAR MAIL

Lawrence E. Schmidt, Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Arnold Jablon, Director
Department of Permits and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: 200 Kaufman Road/Case No. 01-004-SPH/Failure to Post

Dear Messrs. Schmidt and Jablon:

Upon returning from vacation on Tuesday, I learned that the above-referenced property was not posted with notice of the hearing scheduled for August 29, 2000 as required by the Notice of Zoning Hearing, a copy of which I have enclosed for your records. Therefore, I am requesting that this matter be rescheduled to enable timely posting.

I would note that the same owners of the subject property have other zoning hearings scheduled (involving similar issues for other properties owned by them) on Thursday, September 28, 2000 at 9:00 a.m. The required posting for those hearings must occur by September 13, 2000; I have already asked the firm of E.F. Raphel and Associates to make arrangements for the required posting on these other cases.

In the interest of judicial economy, I would request that Case No. 01-004-SPH be rescheduled for September 28, 2000. If this request is approved, I will contact Mr. Raphel's office immediately and request that the property at 200 Kaufman Road also be posted.

Please call me with any questions that you may have in connection with this request.

Thank you.

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk
c: Mr. and Mrs. Patrick Meadowcroft

Please note that effective September 01, 2000, we will be relocating to 502 Washington Avenue, 8th Floor, Towson, Maryland 21204.

File

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
TWO HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

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410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

August 17, 2000

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Lawrence E. Schmidt, Zoning Commissioner Arnold Jablon, Director	410-887-3468 410-887-5708

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 3

CLIENT/MATTER: Case No. 01-004-SPH

COMMENTS: **Gentlemen: I am filing this request for rescheduling as the subject property was not posted as required. Thanks.**

[x] ORIGINAL WILL BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible. My return FAX Number is (410) 296-2801.

PLEASE NOTE:
Effective September 01, 2000 our new address will be:
Levin & Gann, PA
502 Washington Avenue
8th Floor
Towson, Maryland 21204

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

BALTIMORE OFFICE
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TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

8/20/00
8 to George - need to be re-scheduled - if can be set as requested, OK - make sure Howard notifies our protestants, if known -

August 17, 2000

VIA TELEFAX & REGULAR MAIL

Lawrence E. Schmidt, Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Arnold Jablon, Director
Department of Permits and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: 200 Kaufman Road/Case No. 01-004-SPH/Failure to Post

Dear Messrs. Schmidt and Jablon:

Upon returning from vacation on Tuesday, I learned that the above-referenced property was not posted with notice of the hearing scheduled for August 29, 2000 as required by the Notice of Zoning Hearing, a copy of which I have enclosed for your records. Therefore, I am requesting that this matter be rescheduled to enable timely posting.

I would note that the same owners of the subject property have other zoning hearings scheduled (involving similar issues for other properties owned by them) on Thursday, September 28, 2000 at 9:00 a.m. The required posting for those hearings must occur by September 13, 2000; I have already asked the firm of E.F. Raphel and Associates to make arrangements for the required posting on these other cases.

In the interest of judicial economy, I would request that Case No. 01-004-SPH be rescheduled for September 28, 2000. If this request is approved, I will contact Mr. Raphel's office immediately and request that the property at 200 Kaufman Road also be posted.

Please call me with any questions that you may have in connection with this request.

Thank you.

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk
c: Mr. and Mrs. Patrick Meadowcroft

Please note that effective September 01, 2000, we will be relocating to 502 Washington Avenue, 8th Floor, Towson, Maryland 21204.

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
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TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

8/31/00
WCR
file
Filc

August 30, 2000

Eugene F. Raphel, PLS
E.F. Raphel & Associates, Inc.
205 Courtland Street
Towson, Maryland 21204

Re: 200 Kauffman Road / Case No.:01-004-SPH
Land of Susan and Patrick Meadowcroft

Dear Gene:

I enclose herewith a copy of a letter that I received from Arnold Jablon, Director of the Department of Permits and Development Management regarding the above-referenced property. As you may be aware, that case was previously set for August 29,2000 but had to be postponed due to lack of posting of the required sign. Therefore, at my request, Mr. Jablon has agreed to have the case heard on the same day as the other Meadowcroft properties.

Upon your receipt and review of this letter and Mr. Jablon's letter which is enclosed, I would appreciate it if you would arrange to have the requisite sign posted prior to September 13, 2000. Should you have any questions regarding this letter or the action needed to be taken, as always, please do not hesitate to contact me.

Very truly yours,

Howard

Howard L. Alderman, Jr.

HLA,Jr./mr
Enclosure:
Cc: Mr. and Mrs. Patrick Meadowcroft
Cc: Mr. Arnold Jablon

Please note that effective September 01, 2000, we will be relocating to 502 Washington Avenue, 8th Floor, Nottingham Centre, Towson, Maryland 21204.

September 28, 2000

To: Baltimore County Zoning Authorities

From: Charles G. Starner and Louise H. Starner

We, the owners and residents, of 212 Kaufman Road, Parkton, Maryland 21120, **STRONGLY OBJECT** to the approval for the **conversion of the single-family** dwelling, located on Kaufman Road (three addresses away from our property), **to a multi-unit dwelling.**

In 1977 we moved from Rogers Forge and purchased our property in Parkton because it was located in a serene, "Single-Family-Dwelling," country neighborhood, in Northern Baltimore County. Our home had to meet many restrictive covenants that included being single-family-private dwellings.

The conversion of any existing property from single to multi-family, or the building of new multi-family units in our private, residential neighborhood, is offensive to the established residents and can only cause a decrease in property value combined with an increase in the need for public services.

Properties in our neighborhood are all on wells and septic systems and permitting a change to multi-family dwellings will be a detriment to our quality of life and will cause an additional burden on our limited natural resources for water and sewer. Additionally it will put a greater burden on county services including schools, trash collection and police protection. Already the police have been summoned on several occasions and in one case the State Police Helicopter was needed at this newly converted multi-unit apartment.

The property in question has been taxed as a farm (although it did not produce crops) since sometime in the 80's and always paid an even lower property tax than those surrounding it. To now convert that property for multi-family-commercial use is an added insult to the neighbors and to the County authorities.

Respectfully submitted,

Charles G. Starner Louise H. Starner

Charles G. Starner Louise H. Starner

September 28, 2000

To: Baltimore County Zoning Authorities

From: George W. Lacey and Marianne L. Lacey

We, the owners and residents, of 208 Kaufman Road, Parkton, Maryland 21120, **STRONGLY OBJECT** to the approval for the **conversion of the single-family** dwelling, located on Kaufman Road (two addresses away from our property), **to a multi-unit dwelling.**

In 1984 we purchased our property because it was located in a serene, "Single-Family-Dwelling," neighborhood. We even supported covenants that prohibited things such as commercial vehicle parking in the front of the residences.

The conversion of any existing property from single to multi-family, or the building of new multi-family units in our private, residential neighborhood, is offensive to the established residents and can only cause a decrease in property value combined with an increase in the need for public services.

Properties in our neighborhood are all on wells and septic systems and permitting a change to multi-family dwellings will be a detriment to our quality of life and will cause an additional burden on our limited natural resources for water and sewer. Additionally it will require additional county services, already police have been summoned on several occasions and in one case the State Police Helicopter was needed.

The property in question has been taxed as a farm (although it did not produce crops) since sometime in the 80's and always paid an even lower property tax than those surrounding it. To now convert that property for multi-family-commercial use is an added insult to the neighbors and to the County authorities.

Respectfully submitted,

George W. Lacey

Marianne L. Lacey

Helen H Wiseman
9-28-00

Our property is adjacent to the property in question and I oppose granting a multifamily variance in the current zoning because I believe a multifamily usage changes the entire character of the neighborhood. . This is a rural community of single family homes on large lots planned to have a low population density, with neighborhood covenants established to protect each homeowner's investment and enjoyment of his/her property.

The number of homes in this area has been steadily increasing and this increase has impacted the environment negatively. To grant an exception for a multifamily dwelling which increases the density of the population in an area that has already been steadily increasing in number only exacerbates this problem. It would adversely affect the current neighbors property value, increase traffic on a narrow winding road, as well as overuse septic and water resources.

September 27, 2000

Baltimore County
Department of Permits and Development Management
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case Number 01-004-SPH at 200 Kaufman Road
Special hearing to approve three apartment units as a valid, non-confoming use.

Zoning Commissioner:

With this letter I wish to state my opposition to the above referenced zoning exception. I believe that the area has been zoned for single family dwellings and should remain that way to maintain the rural nature of the community and prevent overburdening the water supply and local traffic system.

If you have any questions, I can be reached during the day at 301-502-0502.

Sincerely,

Leah Zabarenko
201 Kaufman Road
Parkton, MD 21120

Case Number: 01-004-SPH
200 Kauffman Road
Parkton, MD 21120

September 27, 2000

Mr. & Mrs. Tony C. Restivo
20029 Cameron Mill Road
Parkton, MD 21120

Dear Zoning Commissioner of Baltimore County:

My family and I moved to Parkton four years ago after buying our land and building our dream house. When we bought our land we were told it was for a single family dwelling and the surrounding area the same way. Since this is what we wanted we invested a considerable amount of time and money into building our HOME. When we finally moved in we had to show proof of ownership at Hereford High School to get our children enrolled there because of the over crowding of the school system.

What the Meadowcrofts did was illegal when they moved out and rented to three families to make money. They knew it was illegal when they did it and if someone had not complained to the Zoning Commission. They would still be getting away with it.

Since these families had moved in there have been large parties outside with live bands, packing of over fifty cars on the property and on the small road (Kauffman), causing noise violations, parking violations, alcohol violations and numerous drunk drivers who left the party on more than one occasion. The Baltimore County Police had to be called to quieted the disturbance. Days after the party the property looks like the parking lot of Raven's Stadium after the tail gate parties.

Beside this: if allowed other families may take this as a sign of weakness to our zoning rules and regulations and rent out their house to numerous families. Multi apartment dwelling will pose a burden on our already overcrowded schools, the water system, local roadways, trash collection and the very limited police and fire protection that we now have. Multi family homes have a negative effect on property value and most of us moved out here to get away from the city type of life.

Most apartment properties are run by absentee Landlords which is the case of this property. As usually shown by the run down condition of the building and property itself. County crime will increase with the influence of more rental property as it has in every other part of the county.

The foremost outrage of this hearing is that what was done was illegal and the owner knew it was illegal and now that he was caught he wants an exception to the rule.

I hope you do not give him this exception and allow us to live in peace as we are law abiding

citizens who moved here to get away from all of the problems that these apartments will bring. That is why laws were made to make sure these types of problems don't occur. The laws were not made just for Mr and Mrs Meadowcroft; but for all home owners who live here. They were told of this law as we were told of it at time of settlement.

Sincerely,

Mr & Mrs. Tony C. Restivo

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
200 Kaufman Rd Alphonse J Wissman	204 Kaufman Rd Parkton MD
Bonnie Stevens	239 Bentley Rd. Parkton, Md.
George W. Lacey	208 Kaufman Road, Parkton
200 Kaufman Rd. Robert E. Schatz	203 Kaufman Rd., Parkton, MD
Janice Staples	900 Old Bear Parkton
In support	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Howard L. Alderman Jr.	Levin & Gann PA Nottingham Centre 8th Floor 502 Washington Avenue Towson 21204
NEW ADDRESS	
Ed Rawlings	205 Courtland Av
Lydia Swartz	2502 Hyacks Mill Rd Hampton 21111
Patrick Meeker Esq	200 Fenwick Road

Printed with Soybean Ink on Recycled Paper

Maryland Line Area Association, Inc.
1501 Harris Mill Road
Parkton, MD 21120

September 6. 2000

Baltimore County Zoning Commissioner
County Courts Building, Room 407
401 Bosley Avenue
Towson, MD 21204

Re: Case No. 01-014-SPH
Case No. 01-015-SPH
Case No. 01-016-SPH
Case No. 01-004-SPH

Ped Nos

Dear Sir:

The Maryland Area Association, Inc. wishes to go on record as favoring granting the relief requested in the four Special Hearing Cases referenced above.

All four of the cases involve buildings which have had apartments leased before the present owners acquired them twenty years ago.

The two buildings on York Road are in the village of Maryland Line and are on the Maryland Historic Trust Inventory of Historic Buildings. The building on Freeland Road is the former Post Office and General Store in the village of Freeland. The oldest residents in the area cannot remember when there were not three apartments in each of these buildings.

The Maryland Line Area Association is concerned with the preservation of historic sites and buildings, and we believe that having them in use as apartments assures their upkeep and preservation.

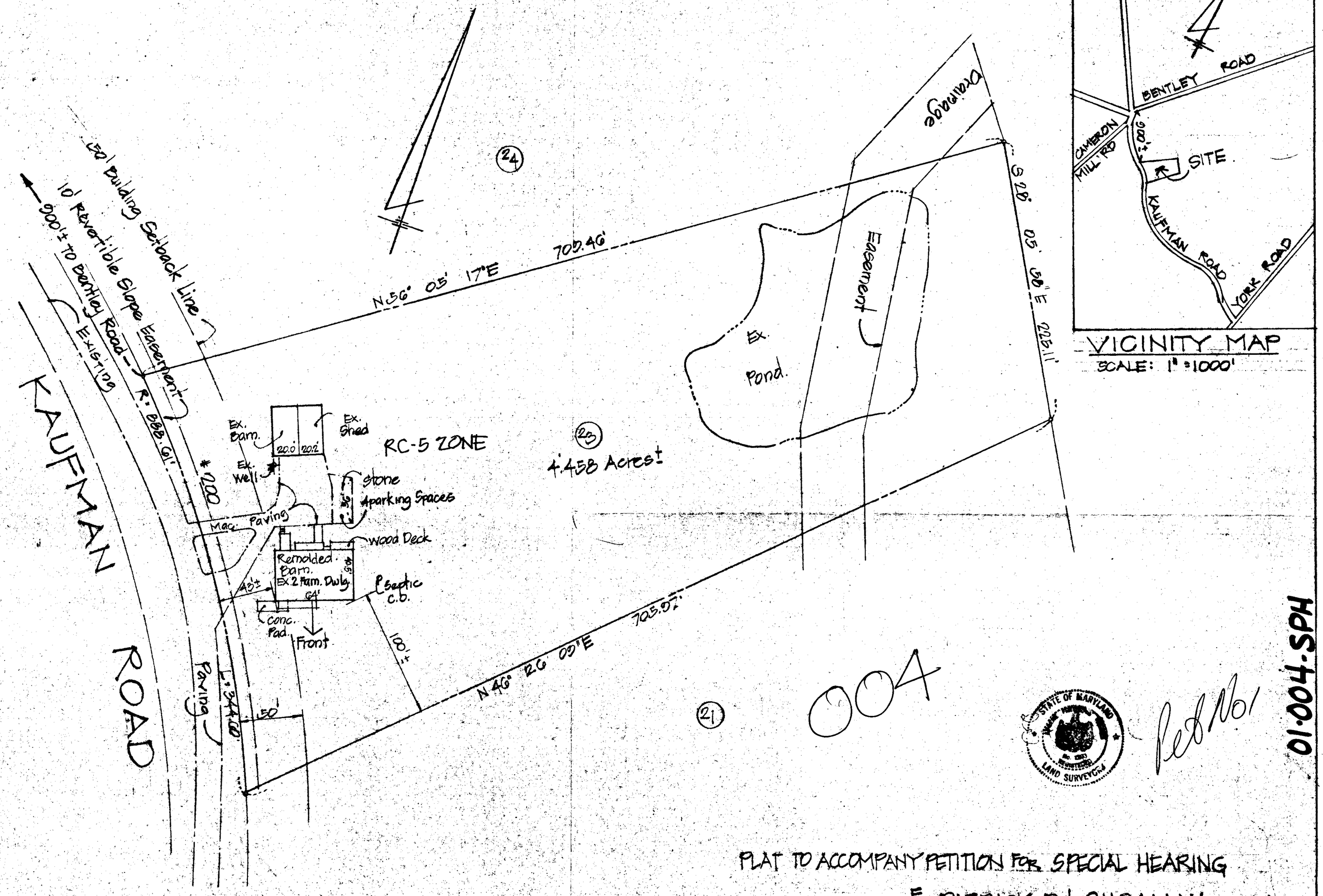
The building on Kaufman Road has had apartments that were originally used by the owner's parents for nearly twenty years. The Parents are now deceased, and the owner wants to turn it over to his son and nephew for two family accessory apartments.

It has been a long standing custom in rural Northern Baltimore County many years before the advent of zoning and occupancy permits to rent out space in the house or barn as apartments for young families, elderly former farm workers, elderly parents, or school teachers. The practice has been a good one in most cases and there is no compelling reason to stop it despite new regulations which should apply to new buildings.

Very truly yours,

Dr. Richard W. McQuaid
President

2041-A



PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
205 COURTLAND AVENUE; TOWSON, MD 21204
PHONE: 410 825 3908

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF PATRICK D. & SUSAN W.
MEADOWCROFT ~ #200 KAUFMAN ROAD
LOT 23 - "BENTLEY ESTATES (EHK, JR. 37/B
3RD C.D. · 7TH ELECTION DISTRICT · BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' DATE: MARCH 01, 2000

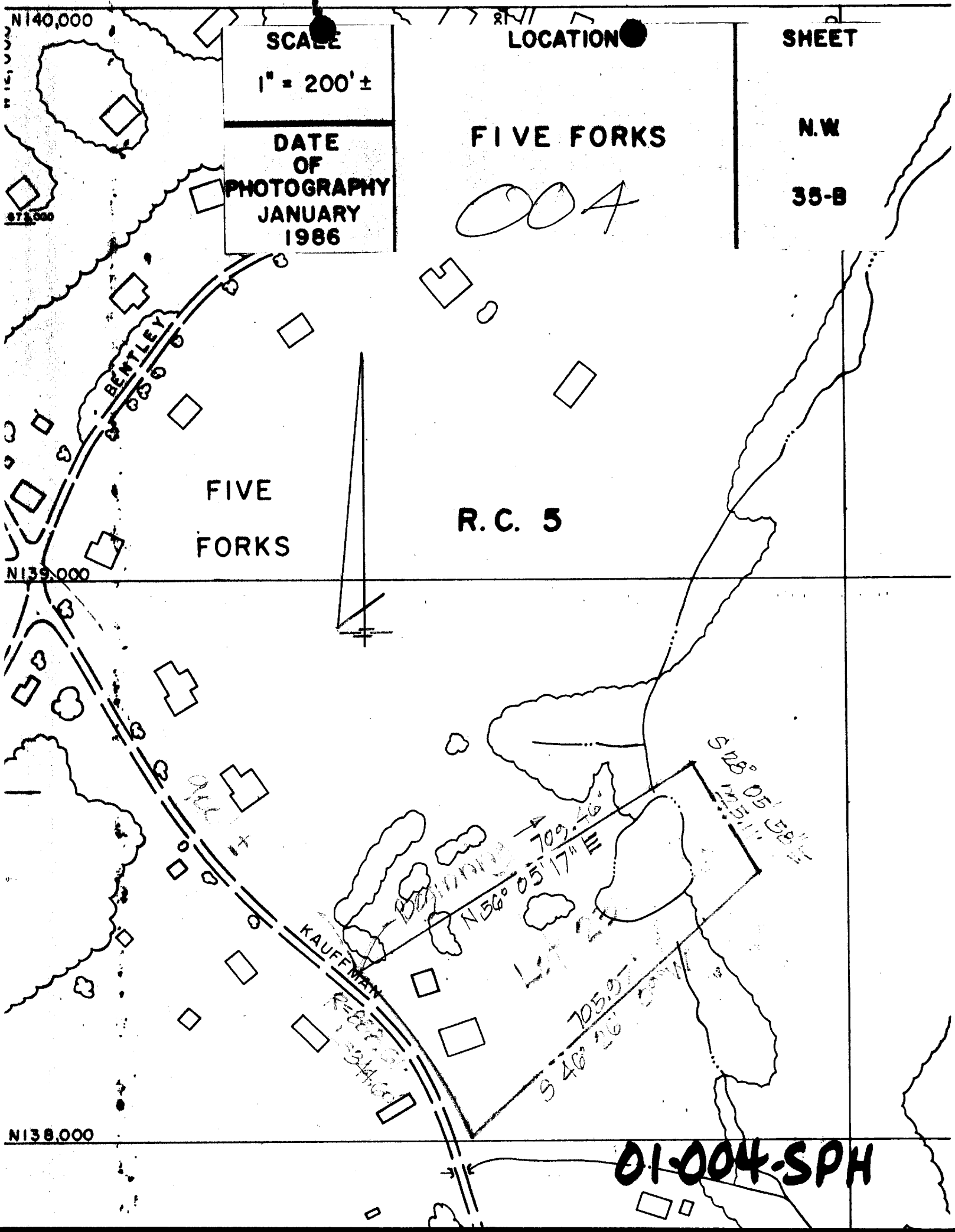
STATE OF MARYLAND — WILLIAM F. RAPHEL — No. 0003 — REGISTERED — LAND SURVEYOR

004

Pet No.1

01-004-SPH

2041-A


N140,000
SCALE
1" = 200'±
LOCATION
FIVE FORKS
SHEET
N.W.
35-B
DATE OF PHOTOGRAPHY JANUARY 1986
004
BENTLEY
FIVE FORKS
R.C. 5
N139,000
KAUFFMAN
N56° 05' 17" E
700.46'
705.0'
S 46° 26'
S28° 05' E
N138,000
01-004-SPH