

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 SE/Corner York Road and Harris Mill Road
 (21525 York Road) * ZONING COMMISSIONER
 7th Election District
 3rd Council District * OF BALTIMORE COUNTY

Patrick Meadowcroft, et ux * Case No. 01-014-SPH
 Petitioners

* * * * *

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 three-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, Eugene F. Raphel, Professional Land Surveyor who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.016 acres, more or less, zoned R.C.5, located on the east side of York Road at its intersection with Harris Mill Road in Maryland Line. The property is improved with a 2½ story building containing three apartment units. The Petitioners request approval of the use of the subject building as a legal, nonconforming three apartment dwelling. A nonconforming use is defined in Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) and regulated in Section 104 thereof. Essentially a nonconforming use designation is utilized to "grandfather" an otherwise impermissible use. Specifically, the designation of a property as nonconforming enables the property owner to continue using the property for a use that is not permitted in that zone. Testimony and evidence must be presented by the Petitioner to demonstrate that the

ORDER RECEIVED FOR FILING

Date

By

nonconforming use in question existed prior to the adoption of the B.C.Z.R. or that regulation which prohibits the use. In this case, the relevant date is March 30, 1955.

Proffered testimony indicated that Mr. Meadowcroft has owned the subject property for a number of years and leases same as three separate apartments. A series of affidavits were submitted by neighbors and residents of the surrounding locale indicating that the property has been used as three apartments for many years.

Based upon the testimony and evidence offered, all of which was undisputed, I find that the property is nonconforming and that it can continue to be used as a three apartment dwelling. The testimony and evidence offered was persuasive to a finding that the use predates the adoption of the zoning regulation prohibiting such use in 1955 and has continued without interruption since that time.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, 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 to approve the dwelling on the subject property as a legal, nonconforming three-apartment building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

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
SE/Corner York Road and Harris Mill Road
(21525 York Road)
7th Election District – 3rd Councilmanic District
Patrick Meadowcroft, et ux - Petitioners
Case No. 01-014-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
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 21525 York Road
which is presently zoned RC-45

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 bound 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 _____ City _____

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 _____

Signature _____

SUSAN MEADOWCROFT

Name - Type or Print _____

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 VL Date 7/13/00

ORDER RECEIVED FOR FILING

Date _____

By _____

Case No. 01 014 SPH

REV 9/15/98

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: 21525 York Road

Legal Owners: Patrick Meadowcroft & Susan Meadowcroft

Present Zoning: RC-~~8~~ 5

REQUESTED RELIEF:

Approval of use of a portion of the improvements on the subject property as a *bona fide* accessory apartment and/or for three 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

By

Raphel & Associates
Professional Land Surveyors
205 Courtland Avenue
Towson, Maryland 21204

Phone (410) 825-3908

Fax (410) 825-1331

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING

BEGINNING FOR THE SAME at the Northwest corner of Lot 1 as shown on a plat entitled, "Etta Hare" and recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. 45, folio 82, said point also being at the intersection of the East side of York Road and the South side of Harris Mill Road, running thence leaving the East side of York Road and binding on the South side of Harris Mill Road North $61^{\circ} 59' 24''$ East 373.04 feet, thence leaving Harris Mill Road and binding on the outline of Lot 1 as shown on the aforesaid plat of Etta Hare, the four following courses and distances, 1) South $27^{\circ} 28' 59''$ East 402.95 feet, 2) South $63^{\circ} 45' 24''$ West 299.15 feet, 3) North $13^{\circ} 19' 36''$ East 214.50 feet, and 4) South $69^{\circ} 40' 24''$ West 169.95 feet to the East side of York, thence binding thereon, North $14^{\circ} 12' 56''$ West 181.66 feet to the place of beginning.

CKM

Containing 3.016 acres of land more or less.

Being known as 21525 York Road.



01-014.SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083817

DATE 7/13/00 ACCOUNT VC 014 R0014150

AMOUNT \$ 250.00

RECEIVED FROM: P45 Microsoft Corp Ent

FOR: Comp. SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	DATE
7/13/2000	7/13/2000	10:41:50
REC CODE	CASHIER DOL DOL DOL	
DEPT	5 528 ZONE VERIFICATION	
Receipt #	162694	001
UP TO	083817	
Receipt Tot	250.00	
250.00	OK	100
Baltimore County, Maryland		

CASHIER'S VALIDATION

01-014-264

CERTIFICATE OF POSTING

RE: Case No.: 01-014-SPH

Petitioner/Developer: Meadowcroft, Ltd.

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 # 21525 York Rd

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

Sincerely,

Patrick M. 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 410-905-857

(Telephone Number)

NO NOTICE

Case # 01-014 SPH

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

PLACE

TIME & DATE

SPECIAL HEARING TO APPROVE A PORTION OF
THE IMPROVEMENTS ON THE SUBJECT PROPERTY AS A
BONA FIDE ACCESSORY APARTMENT AND FOR THREE
FAMILIES AS A VALID HOME-OWNERS USE
100% COPY TO (HARRIS RPT)

**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: FOH-014-SPH
21525 York Road
SEC York and Harris Mill
Roads

7th Election District
3rd Councilmanic District
Legal Owner(s): Susan &
Patrick Meadowcroft

Special Hearing: to approve a portion of the improvements on the subject property as a bona fide accessory apartment and/or for three families as a valid, non-conforming use.

Hearing: Thursday, September 28, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bayley 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.

JY/9/99 Sept. 12 C418772

CERTIFICATE OF PUBLICATION

9/14/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/12/, 2000.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
21525 York Road,
SE cor York and Harris Mill Rds
7th Election District, 3rd Councilmanic

Legal Owner: Patrick & Susan Meadowcroft
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. ~~01-14-SPH~~

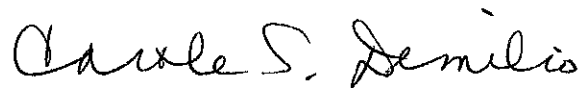
* * * * *

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 Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, 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

August 3, 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: 01-014-SPH
21525 York Road
SEC York and Harris Mill Roads
7th Election District – 3rd Councilmanic District
Legal Owner: Susan & Patrick Meadowcroft

Special Hearing to approve a portion of the improvements on the subject property as a bona fide accessory apartment and/or for three families as a valid, non-conforming use.

HEARING: Thursday, September 28, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Howard L. Alderman, Jr., Esquire, Levin & Gann, PA, 305 West 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 SEPTEMBER 13, 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 12, 2000 Issue – Jeffersonian

Please forward billing to:

Patrick & Susan Meadowcroft 410-977-6319
1700 Valley Road
York, PA 17043

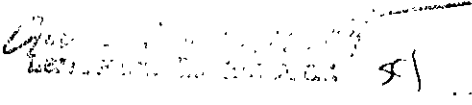
NOTICE OF ZONING HEARING

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: 01-014-SPH
21525 York Road
SEC York and Harris Mill Roads
7th Election District – 3rd Councilmanic District
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HEARING: Thursday, September 28, 2000 at 9:00 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: 014
Petitioner: PATRICK & SUSAN MEADOWCROFT
Address or Location: 21525 York 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

01-014SPH



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, Suite 113
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-014-SPH and 01-015-SPH, 21525 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 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.

W. Carl Richards, Jr. *GDZ*
Supervisor, Zoning Review

WCR: gdz

Enclosures

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2000
Item Nos. 006, 008, 009, 010, 011, 012,
013, 014, 015, 016, 017, 018, 019, and
020

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

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 31, 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:
Benjamin H. Griswold, Jr. and Wendy G. Griswold - 010
Patrick Meadowcroft and Susan Meadowcroft - 014, 015, 016
**YMCA Of Central Maryland, Inc. - 006

Location: DISTRIBUTION MEETING OF July 24, 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.

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

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.

** FOR ITEM NUMBER: 006 ONLY IN ADDITION TO COMMENTS 4 & 5.

10. IF ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS CANNOT BE PROVIDED AT THE REAR OF THE BUILDING, ALL STAIR-WELLS SHALL BE PROVIDED WITH WET STANDPIPES.

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MB*
DATE: July 27, 2000
SUBJECT: Zoning Item #014
21525 York Road

Zoning Advisory Committee Meeting of July 24, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management: Inspection of the on-site well and septic system will be required by DEPRM prior to any change in occupancy.

Reviewer: Kevin Koepenick

Date: July 27, 2000

AS
9/28

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

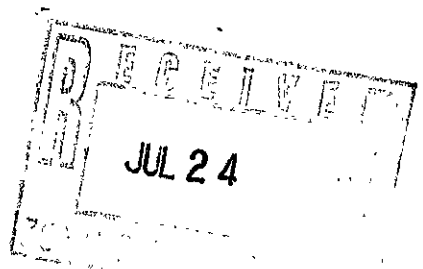
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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



**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

November 30, 2005

Patrick Meadowcroft
200 Kauffman Road
Parkton, MD 21120-9050

RE: 21525 York Road; Tax #1800012055; case 01-014-SPH; 7th Election District

Dear Mr. Meadowcroft:

The Zoning Commissioner granted your petition for a Special Hearing to approve a dwelling located at 21525 York Road as a legal, non-conforming three-apartment building. Based upon the information provided by Howard L. Alderman Jr., Esquire, your request for a second meter in a detached garage is required to meet the needs for maintenance of the subject property, especially snow removal.

Therefore, upon review of all the facts, it has been determined that your request to install a second meter in a detached garage is **approved** provided you comply with the conditions that the garage will not be used or converted to a fourth dwelling unit and/or apartment. In addition, the garage cannot be used to operate a business. Any non-compliance with these conditions will result in a zoning violation, fines and removal of the meter.

If you need additional information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

br:BR

Visit the County's Website at www.baltimorecountyonline.info



AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at Parkton, MD.

✓ 3. I am familiar with the property located at 21525 York Road, Maryland Line, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since do not know the years

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Dottie L. Dell

Dottie L. Dell
[PRINTED/TYPED NAME]

AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at 1506 Hunter Mill Rd.

3. I am familiar with the property located at 21525 York Road, Maryland Line, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since at least 20 years.

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Vonne E. Giguere

VONNE E. GIGUERE
[PRINTED/TYPED NAME]

AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at 21525 YORK RD MARYLAND LINE MD 21105

3. I am familiar with the property located at 1104 Freeland Road, Freeland, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since 1963.

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Catherine Sheeler

CATHERINE SHEELER
[PRINTED/TYPED NAME]

AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at 21525 YORK RD MARYLAND LINE MD 21105

3. I am familiar with the property located at 1104 Freeland Road, Freeland, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since 1967.

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Dale W. Sheeler

DALE W. SHEELER
[PRINTED/TYPED NAME]

AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at 20317 Old York Road
Rockton, Md. 21120.

3. I am familiar with the property located at 21525 York Road, Maryland Line, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since at least 1990.

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Patricia A. Meadowcroft
PATRICIA A. MEADOWCROFT
[PRINTED/TYPED NAME]

AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at 21525 YORK RD MARYLAND LINE MD 21105

3. I am familiar with the property located at 16905 York Road, Monkton, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since 1967.

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Dale W. Sheeler

DALE W. SHEELER
[PRINTED/TYPED NAME]

AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at 21525 YORK RD MARYLANDLINE MD 21105

3. I am familiar with the property located at 16905 York Road, Monkton, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since 1963.

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Catherine Sheeler

CATHERINE SHEELER
[PRINTED/TYPED NAME]

AFFIDAVIT OF MULTIPLE FAMILY DWELLING

1. I am a person over 18 years of age, and am legally competent to execute and deliver this Affidavit.

2. I reside at 4426 Norrisville Rd.
White Hall, Md. 21161.

3. I am familiar with the property located at 21525 York Road, Maryland Line, Maryland (the "Property").

3. Based upon personal knowledge and belief, I am aware that the Property has been used as a multiple family dwelling and not a single family dwelling since 40 years.

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the above facts set forth are true and correct.

Ethel L Bennett

Ethel-L. Bennett
[PRINTED/TYPED NAME]

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.: 014
Legal Owner/Petitioner: Patrick & Susan Meadowcroft
Contract Purchaser: NA
Property Address: 21525 York Rd.
Location Description: S/E corner of York & Harris Mill Rd

VIOLATION INFORMATION: Case No.: 99-5399
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
------	---------

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 |
| x | 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 |
| 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

CITY OF BALTIMORE POLICE ENFORCEMENT REPORT

DATE: 8/30/99 INTAKE BY: HJ CASE #: 99-5399 INSPEC: HJ

COMPLAINT LOCATION: 21525 York Rd + (behind vacant lot)

MD Line ZIP CODE: 21105 DIST: _____

COMPLAINANT NAME: pick up from next door PHONE #: (H) _____ (W) _____
complaint at 21521

ADDRESS: _____ ZIP CODE: _____

PROBLEM: homeless unit (living) in house. old finding movers
in rear yard, dumping. unlicensed/inoperable motor vehicles

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 8/25-99 observed house that appeared to
have more than (1) family dwelling on property observed
more than (10) riding lawn mowers; some operable,
most junk. in rear of property observed (1) untagged
inoperable motor vehicle in rear, and junk dumped
REINSPECTION: in weeds including old trees. HJ sent notice.

10-5-99 - citation HJ
1/20/00 -

Baltimore Air Park - Alderman - said he could not
6pm - no make @ 1-20-00 hearing was not
REINSPECTION: informal.

2/10/00 - property in same condition violations
still remain. untagged vehicles, movers.

REINSPECTION: _____

10-5-99 5:39 PM

① I wrote property's up ~~for~~ because I was next door to it.

② on 8-25-99 observed house that appeared to be apt house spoke w/ one of the tenants.

③ I wrote the violation to

① Revert dwelling back to single-family unit or establish non-conforming use w/ special hearing

② Cease the operation of a contractor's equip. storage yard ~~for~~
- to remove riding mowers from rear yard.

③ Cease the storage of unlicensed / operable motor vehicles

④ Cease the operation of junk yard
- to remove all junk including tires from rear yard

10-5-99 - re inspection property in same condition - issued citation.

2-10-00 - last inspection - same condition with ~~and~~ an addition of building force.

4/6/00 - junk removed cars removed in compliance closed. H.N

RA1001F

DATE: 08/26/1999

ASSESSMENT TAXPAYER SERVICE

TIME: 08:40:28

PROPERTY NO. DIST GROUP CLASS OCC. HIST
22 00 024726 07 2-1 04-00 N NO

DEL LOAD DATE
08/08/99

MEADOWCROFT PATRICK D

DESC-1.. .1004 AC

SWARTZ AYDA

DESC-2.. 700 FT NE OF YORK RD

200 KAUFFMAN RD

PREMISE. 00000 CALDER

AVE
00000-0000

PARKTON

MD 21120-9050 FORMER OWNER: SWARTZ DAVID

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
	PRIOR	PROPOSED	NUMBER.....		LOT.....
LAND:	400	400	DATE.....	11/21/96	BLOCK....
IMPV:	0	0	PURCHASE PRICE..	0	SECTION..
TOTL:	400	400	GROUND RENT.....	0	PLAT.....
PREF:	0	0	DEED REF LIBR..	11907	BOOK..... 0000
CURT:	0	0	DEED REF FOLIO..	673	FOLIO.... 0000
DATE: 01/96		05/98	YEAR BUILT.....		MAP..... 0017
			NEW CONSTR YR...		GRID..... 0002
					PARCEL... 0494

TAXABLE BASIS

99/00	160	LOT WIDTH..	25.00	SB
98/99	160	LOT DEPTH..	175.00	WB
97/98	160	LAND AREA..	.100 A	SS
ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT				WD

RA1001F

DATE: 08/26/1999

ASSESSMENT TAXPAYER SERVICE

TIME: 08:36:28

PROPERTY NO. DIST GROUP CLASS OCC. HIST
07 08 065551 07 2-1 04-00 N NO

DEL LOAD DATE
08/08/99

MEADOWCROFT PATRICK D

DESC-1.. LOT ES YORK RD

MEADOWCROFT SUSAN W

DESC-2.. 1150 SE FREELAND RD

200 KAUFFMAN RD

PREMISE. 00000 YORK

RD
00000-0000

PARKTON

MD 21120-9009 FORMER OWNER: SHELLEY RANDOLPH H

FCV		TRANSFER DATA		PROPERTY ID	
PRIOR	PROPOSED	NUMBER	DATE	LOT	BLOCK
130	130	87700	08/01/84	0	0
0	0	PURCHASE PRICE..	0	SECTION..	
130	130	GROUND RENT.....	0	PLAT.....	
0	0	DEED REF LIBR.. 06759		BOOK..... 0000	
0	0	DEED REF FOLIO.. 273		FOLIO.... 0000	
07/95	03/98	YEAR BUILT.....		MAP..... 0003	
		NEW CONSTR YR...		GRID..... 0021	
				PARCEL... 0053	

TAXABLE BASIS

99/00	50	LOT WIDTH..	5.00	SB
98/99	50	LOT DEPTH..	165.00	WB
97/98	50	LAND AREA..	.020 A	SS
ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT				WD

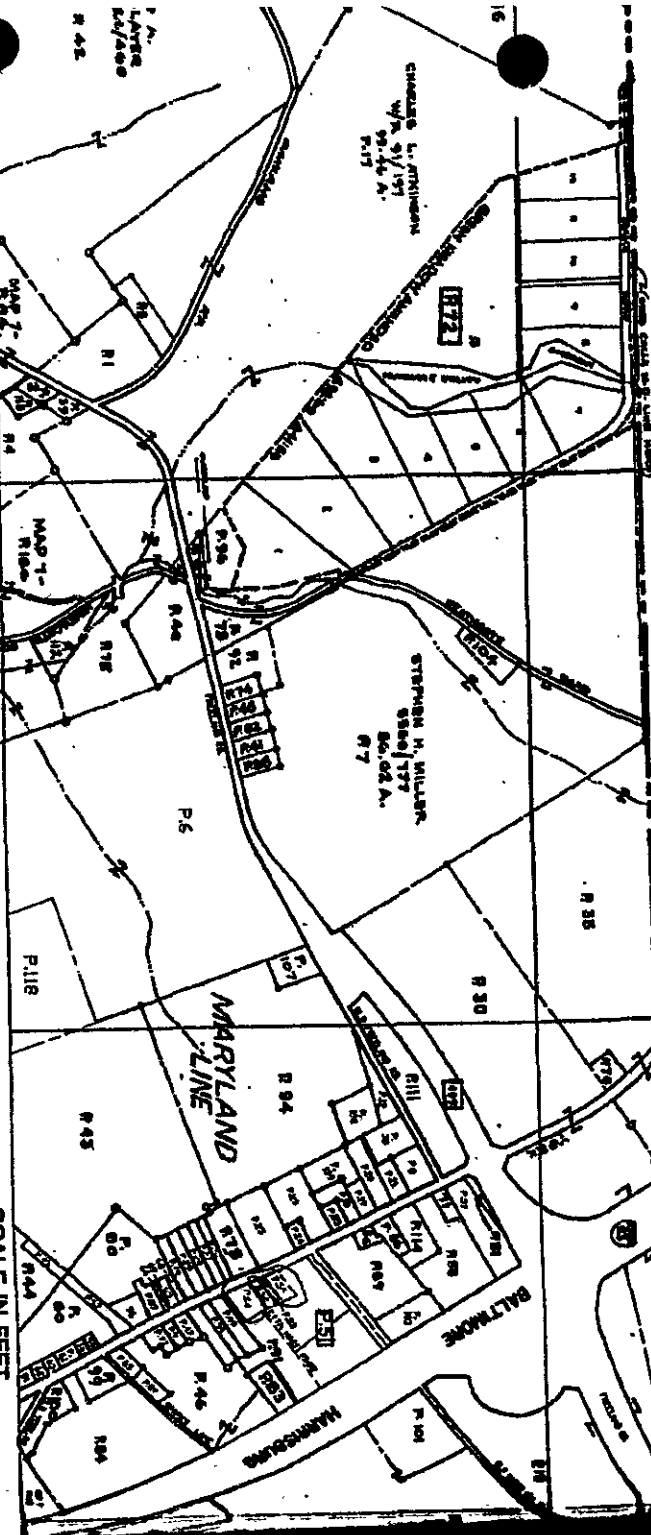
1/4
LAYER
20/400
R 42
M
M
M

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STATE OF MARYLAND
ALL RIGHTS RESERVED

THESE MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT BE COPIED
OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC MEANS SUCH AS
DIGITIZING, SCANNING, VECTORIZING, OR IMAGE PROCESSING, OR BY ANY
SYSTEMS NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN
WRITING FROM THE MARYLAND OFFICE OF PLANNING.

893

896



PENNSYLVANIA

899

STATE OF MARYLAND	
OFFICE OF PLANNING	
PROPERTY MAPPING SECTION	
DATE: OCT. 98	BY: [Signature]
THIS MAP WAS PREPARED BY THE OFFICE OF PLANNING, STATE OF MARYLAND, AND IS NOT AN ACTUAL SURVEY. IT IS BASED ON AERIAL PHOTOGRAPHS AND OTHER SOURCES. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE OFFICE OF PLANNING DOES NOT WARRANT THE ACCURACY OF THIS MAP.	





Baltimore County
Department of Permits and
Development Management

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

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

voicemail
Extension 7305

Plumbing Inspection: 410-887-3620
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.

115329

Case No.:

99-5399

Election District _____ Permit No. _____

Name (s) PATRICK D AND SUSAN W. MEADOWCRAFT

Address 200 Kaufman rd PARKTON, MD 21120-9400

Location of Violation (if different than address) 21525 York Rd & behind

Vehicle License No.: _____

Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____

Building Code (BOCA):

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Plumbing Code (NSPC):

§§ _____

Other: §§ _____

Zoning Regulations:

§§ CO2.1, 1B01.1A
§§ 1A04.2, 101, 928

Livability Code (18-66):

§§ _____
§§ _____

Electrical Code (NEC):

§§ _____

Dwelling (CABO):

§§ _____

COMMENTS OR OTHER VIOLATIONS:

- Revert dwelling back to single family unit, or have special hearing to establish non-conforming use.
- Cease the operation of a contractor's equipment storage yard. Remove riding mowers from rear yard.
- Cease the storage of unlicensed/unoperable motor vehicle.
- Cease the operation of a junk yard - remove all junk including tires from rear yard.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
9/30/99 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.
DATE ISSUED: 8/30/99 INSPECTOR: Hope Jacobsen

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

NOTICE TO DEFENDANT

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

3) 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 12/21/99 2/16/00
TIME 9 AM

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.

Date 11/3/99

Inspector's Signature Hopkins

Citation must be served by: 11/18/99

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: 99-5399

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
Department of Permits and
Development Management

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

Code Enforcement: 410-887-3351 Extension 1305
Building Inspection: 410-887-3953
E-Mail: Pdmnforce@co.ba.md.us

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.

99-5399

Name (s) PATRICK D. AND SUSAN W. MEADOWCROFT

Address 200 KAUFFMAN RD PARKTON MD 21120-9050

Owner ☒ Occupant ☐ Other _____ Related Citations _____

Location and Date (s) of Violation: 21525 York Rd Maryland Line MD
21105

8-30-99 thru 10-5-99

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):

ZONED RC5

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)			

- 101, 102.1
- 1) BCZR SECTIONS 1A04.2(A) 5) _____
- 2) FAILURE REVERT DWELLING 6) _____
- 3) BACK TO SINGLE FAMILY 7) _____
- 4) DWELLING 8) _____

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

IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND
DIRECTIONS AGENCY

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
Code Enforcement Hearing Officer



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
pdinspect@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,

A handwritten signature in cursive script that reads "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

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



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.
halderma@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

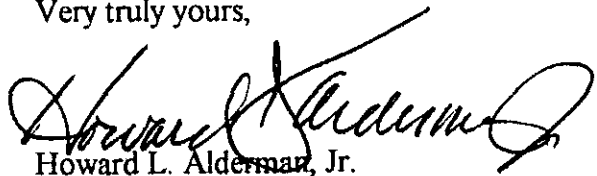
Dear Mr. Schapiro:

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.

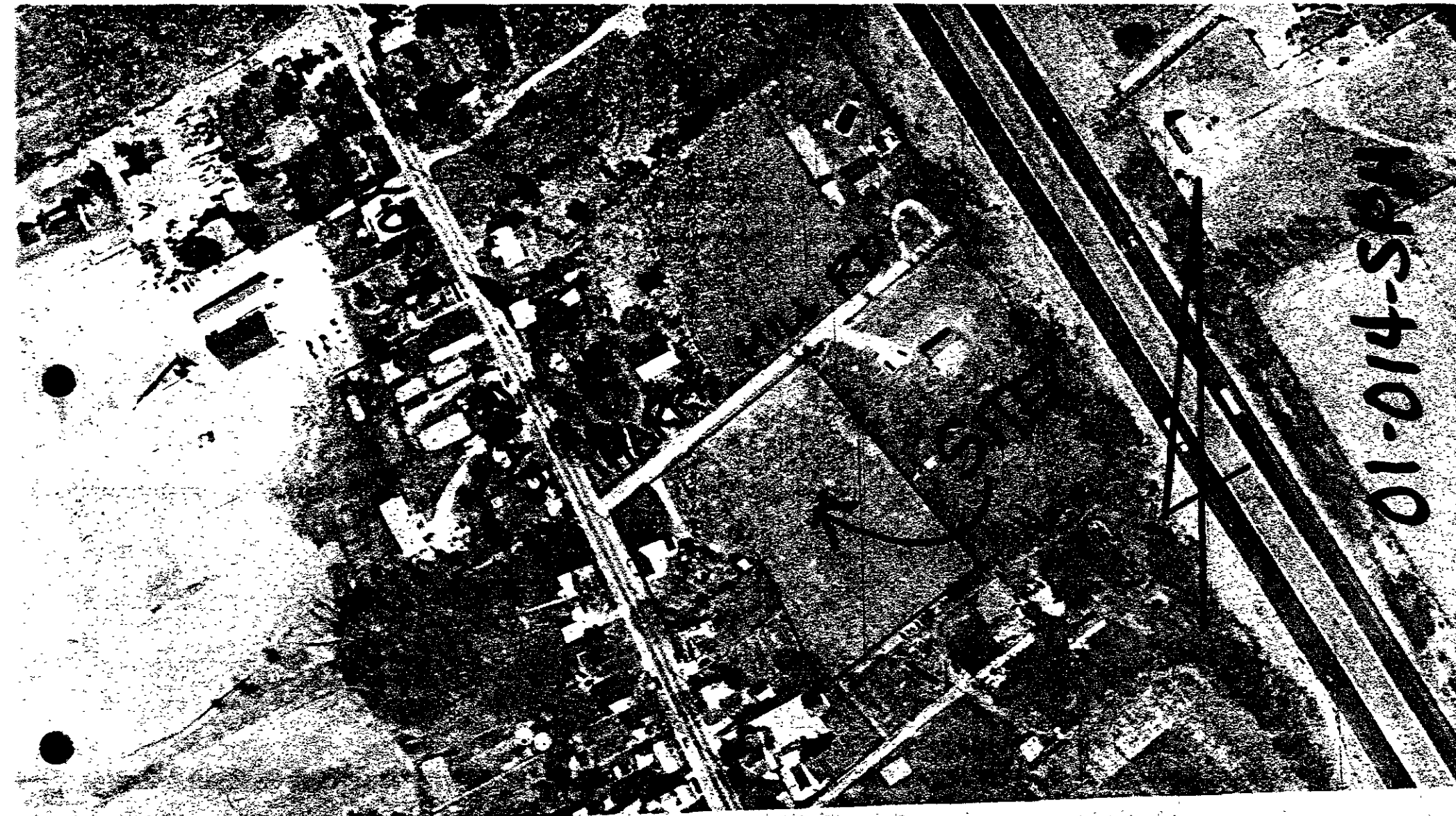
Very truly yours,


Howard L. Alderman, Jr.

HLA,Jr./dmh

cc: Mr. Patrick D. Meadowcroft
Ms. Susan Meadowcroft

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

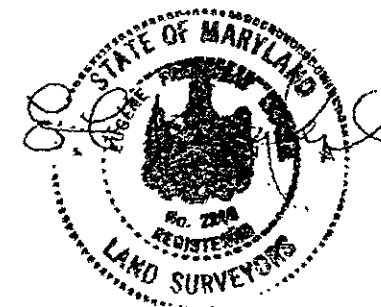
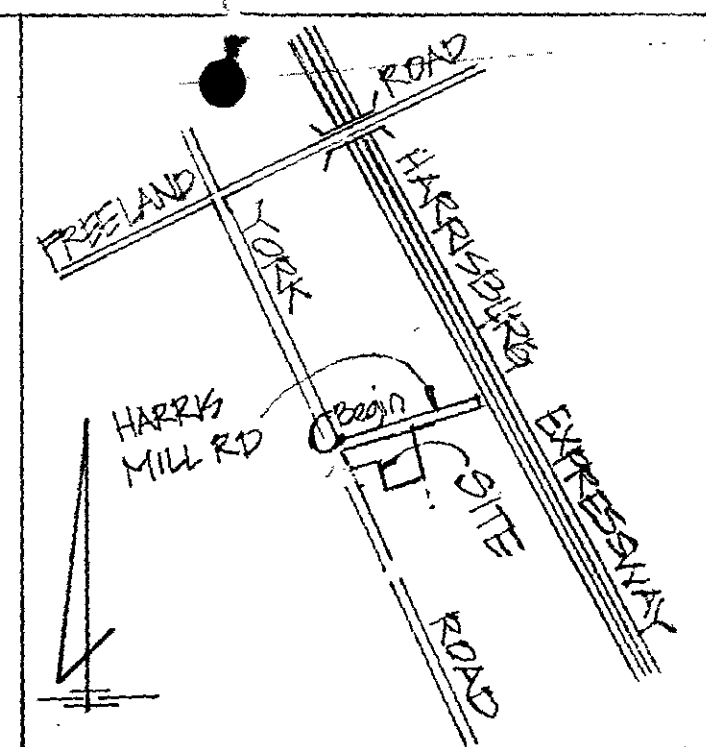
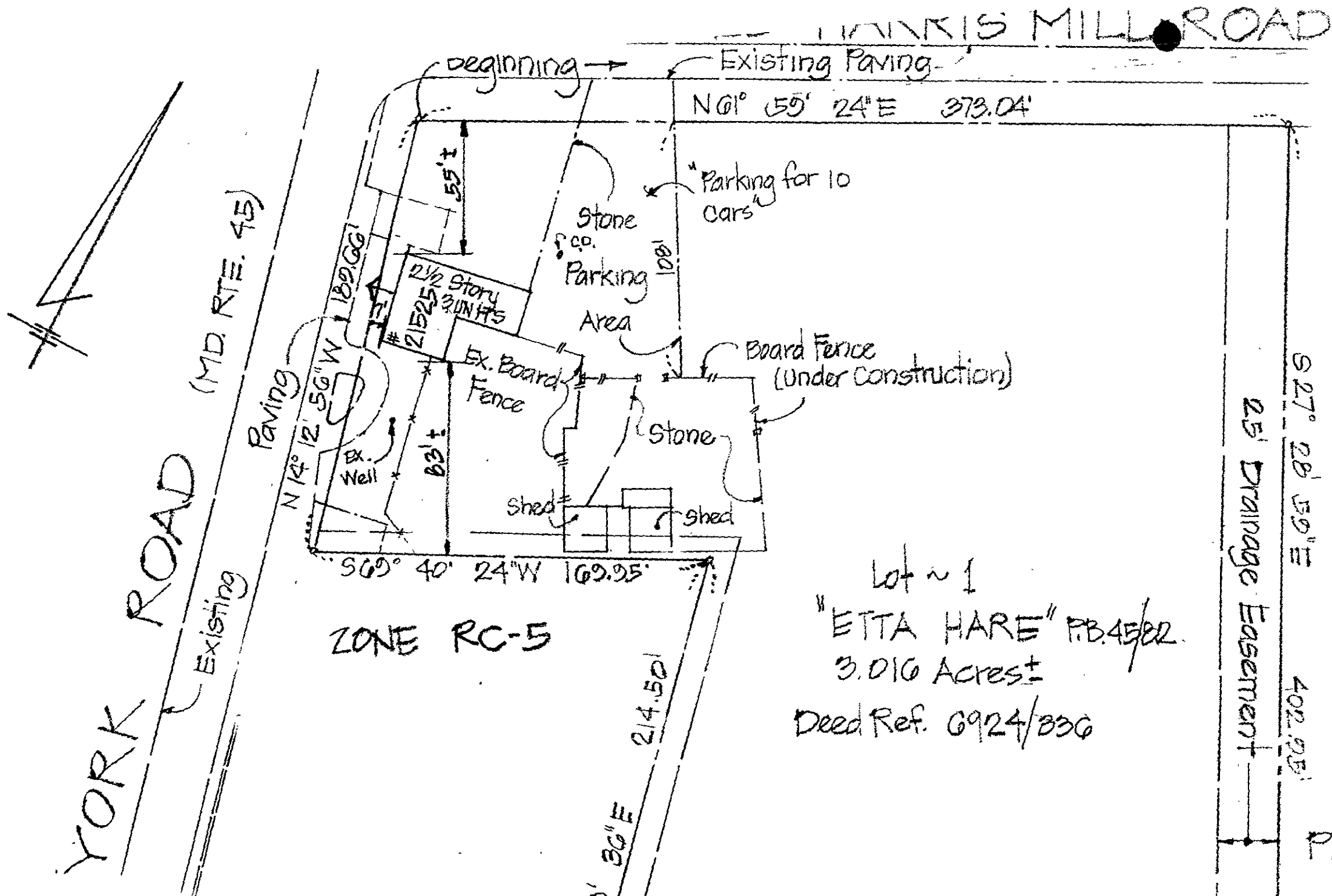


105-410-10

SCALE 1" = 200' ±	LOCATION	SHEET	E
DATE OF PHOTOGRAPHY JANUARY 1986	MARYLAND LINE	N.W. 39-B	OFFICE PH

4
0

RAF



0/4

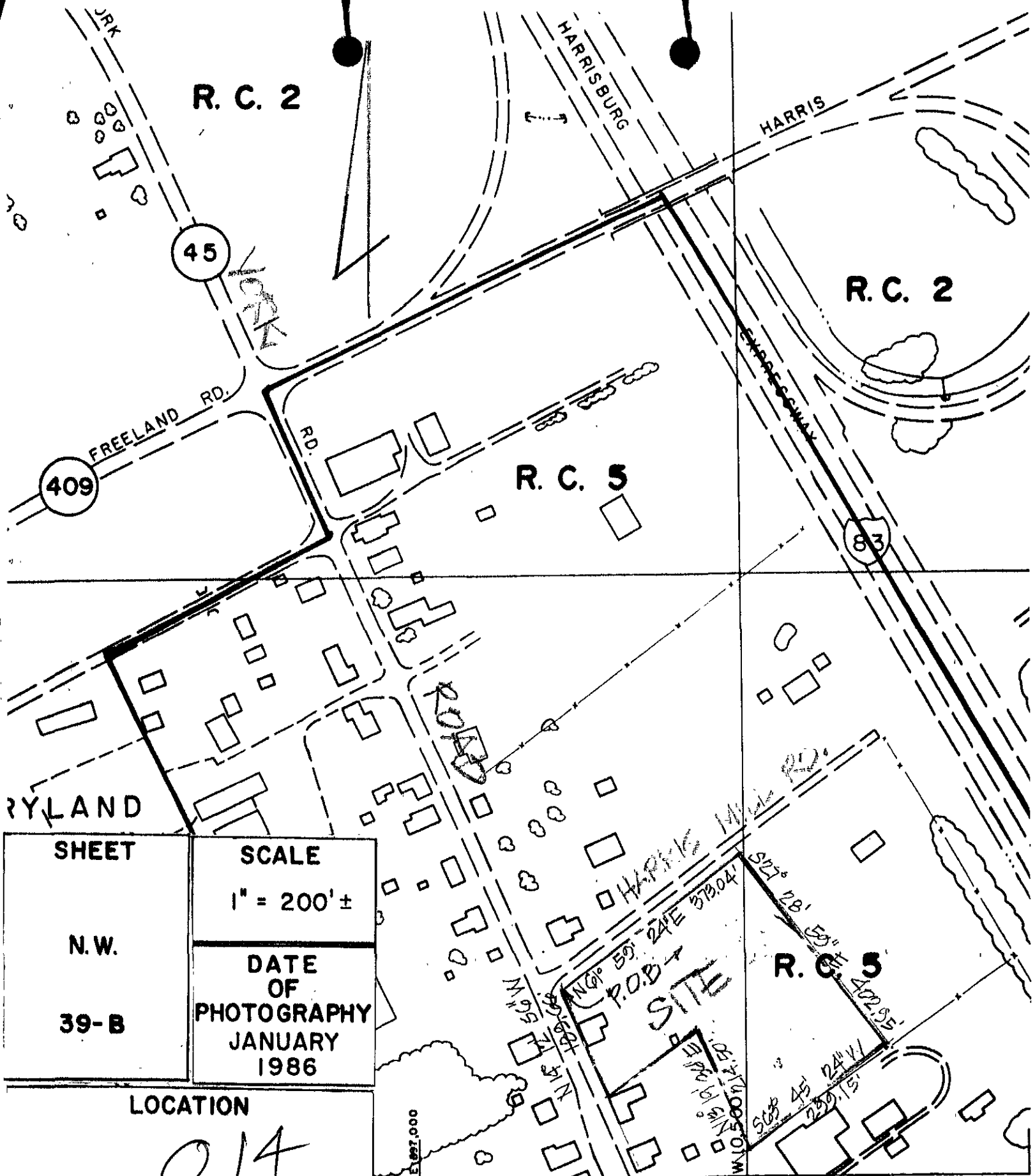
Patrick & Susan Meadowcroft
1700 Valley Road
York PA 17043
Phone: 410-977-6319

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

PLAT TO ACCOMPANY
PETITION FOR
SPECIAL HEARING
21525 YORK ROAD
Property of
PATRICK D. & SUSAN W. MEADOWCROFT
3RD. C.D. - 7TH ELECTION DISTRICT - BALTIMORE CO., MARYLAND
SCALE: 1" = 50'
DATE: MARCH 03, 2000

01-014-SPH

2041-A TRINIS



R. C. 2

R. C. 2

R. C. 5

R. C. 5

SHEET

SCALE

1" = 200' ±

N.W.

DATE

OF

PHOTOGRAPHY

JANUARY

1986

39-B

LOCATION

014

MARYLAND LINE

01-014-SPH

1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96