

IN RE: PETITION FOR SPECIAL HEARING
E/S York Road, 189.66' S of Harris
Mill Road
(21521 York Road)
7th Election District
3rd Council District

Patrick Meadowcroft, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-015-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 approval of the dwelling on the subject property as a legal, nonconforming three-apartment building. 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 held in this matter 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 is a rectangular shaped parcel, approximately 70' wide by 165' deep, containing a gross area of 0.3 acres, more or less, zoned R.C.5. The property is located on the east side of York Road, just south of its intersection with Harris Mill Road in Maryland Line and is improved with a 2½ story dwelling 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.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence must be presented by the Petitioner to demonstrate that the 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.

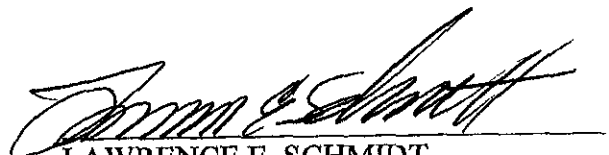
Proffered testimony indicated that Mr. Meadowcroft has owned the subject property for a number of years and leases same as three separate apartments. A series of affidavits were submitted by neighbors and residents of the surrounding locale indicating that the property has been used as three apartments for many years. One such affidavit from Charles E. Ensor indicated that the property has been used as three apartments since 1938. A letter supporting the request was received from Dr. Richard W. McQuaid on behalf of the Maryland Line Area Association, Inc.

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 accessory apartment building for three families, 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 10/12/00
By [Signature]



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
E/S York Road, 189.66' S of Harris Mill Road
(21521 York Road)
7th Election District - 3rd Councilmanic District
Patrick Meadowcroft, et ux - Petitioners
Case No. 01-015-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 21521 York Road

which is presently zoned RC-X5

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

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

✓L

Date

7/13/00

* SET WITH #014

ORDER RECEIVED FOR FILING

Date

By

REV 9/15/98

Case No.

01
001 015 SPH

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: 21521 York Road

Legal Owners: Patrick Meadowcroft & Susan Meadowcroft

Present Zoning: RC-X 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

015

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 a point on the East side of York Road, said point being Southeasterly 189.66 feet from 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 outline of the second and third parcels of land described in deed E.H.K., Jr. 6759, folio 273, the three following courses and distances, 1) North 69° 40' 24" East 165 feet, 2) South 13° 19' 36" West 71 feet, and 3) South 69° 40' 24" West 165 feet to the East side of York Road, thence binding thereon North 14° 12' 56" West 71 feet to the place of beginning.

Containing 0.3 acres of land more or less.

Being known as 21521 York Road.



01-015-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083539

DATE

7/13/00

ACCOUNT

R0016150

AMOUNT

\$ 250.00

RECEIVED
FROM:

Re: Maryland Off. Employees Inc.

FOR:

Comm. SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/13/00 7/13/00 10:40:59

SEE WORK CASHIER DIAL DIAL DIAL 2
POST 1 126 ZONING VERIFICATION
Receipt # 142893
CASH NO. 00127

Receipt Tot 250.00
250.00 OK 131 R
Baltimore County, Maryland

CASHIER'S VALIDATION

01-015-
SPH

CERTIFICATE OF POSTING

RE: Case No.: 01-015-SPH
Petitioner/Developer: Meadowcroft, Etc

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 #21521 York Rd.

The sign(s) were posted on _____

9/4/00
(Month, Day, Year)

Sincerely,

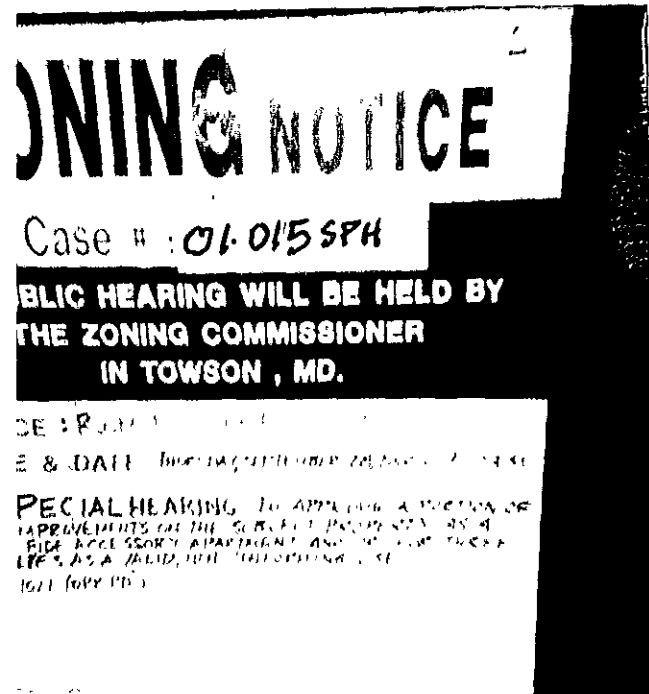
Patrick M. O'Keefe 9/5/00
(Signature of Sign Poster and Date)

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)



**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: ~~2001-0102581~~
21521 York Road
E/S York Road, 189.66' S of
Harris Mill Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Susan &
Patrick Meadowcroft
Special Hearing: to ap-
prove a portion of the im-
provements on the subject
property as a bona fide ac-
cessory apartment and/or
for three families as a valid,
non-conforming use.
Hearing: Thursday, Sep-
tember 28, 2000 at 9:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/MS7 Sept. 12 C418768

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
21521 York Road, E/S York Rd,
189.66' S of Harris Mill Rd
7th Election District, 3rd Councilmanic

Legal Owner: Patrick & Susan Meadowcroft
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-15-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: 01-015-SPH
21521 York Road
E/S York Road, 189.66' S of Harris Mill Road
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



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: 01-015-SPH
21521 York Road
E/S York Road, 189.66' S of Harris Mill Road
7th Election District – 3rd Councilmanic District
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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: 015

Petitioner: PATRICK & SUSAN MEADOWCROFT

Address or Location: 21521 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

01-015-SPA



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 STAIRWELLS 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 #015
21521 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.

hs
9/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

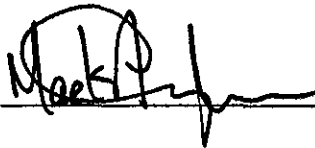
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

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

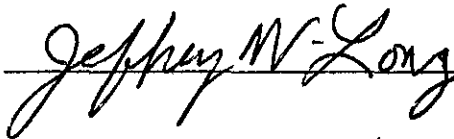
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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.

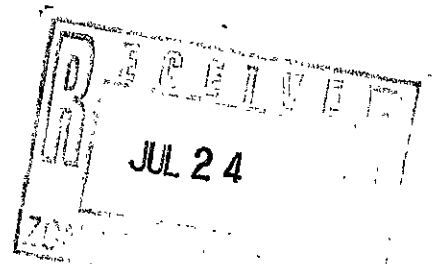
Prepared by:



Section Chief:



AFK/JL:MAC



**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

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

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 745 Monkton Rd
Monkton Md. 21111

3. I am familiar with the property located at 21521 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 1956.

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

Richard M. Bilger Sr

Richard Bilger SR
[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 21521 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 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 21521 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 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
PARKTON, MD 21120.

3. I am familiar with the property located at 21521 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 745 Monkton Rd., Monkton, Md. 21111
_____.

3. I am familiar with the property located at 21521 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 30 yrs.
_____.

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

Edwina H. Bilger

Edwina H. Bilger
[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 1033 Cold Bottom Rd.

3. I am familiar with the property located at 21521 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 1938.

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

Charles E. Ensor

CHARLES ENSOR
[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.: 015
Legal Owner/Petitioner: Patrick & Susan Meadowcroft
Contract Purchaser: NA
Property Address: 21521 York Rd.
Location Description: ES of York Rd., 189.66 ft S of Harris Mill Rd.

VIOLATION INFORMATION: Case No.: 99-5302
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) |
| x | 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). |
| x | 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

CODE ENFORCEMENT REPORT

DATE: 8/20/99 INTAKE BY: MAP CASE #: 99-5302 INSPEC: HG

COMPLAINT LOCATION: 21521 York Rd Apt C

md Line ZIP CODE: 21105 DIST: _____

COMPLAINANT NAME: Rhonda Thomas PHONE #: (H) no phone (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: electric sparks tall grass
30pts

OWNER/TENANT INFORMATION: Pat Meadowcroft

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

CODE ENF

CEMENT REPO

DATE: 8/20/99 INTAKE BY: [signature] CASE #: 99-5302 INSPEC: HJ

COMPLAINT
LOCATION:

21521 Yorknd Apt C

md line ZIP CODE: 21105 DIST:

COMPLAINANT
NAME:

Rhonda Thomas

PHONE #: (H)

no phone (W)

ADDRESS:

ZIP CODE:

PROBLEM:

① electric sparks ② tall grass

③ 3 apts

→ from outlets in her apt.

OWNER/TENANT
INFORMATION:

Pat Meadowcroft

P.O. Box 32

TAX ACCOUNT #:

ZONING:

INSPECTION:

8/25/99 - 3 apts - been

no light, all ceiling lights out
turning out back, mold & mildew,

electrical out let

REINSPECTION:

tall grass & weeds behind property
trash & Res trash

pile of wood - in rear lot

old ~~frank~~ - hiding mowers,

old yellow car & gas tanks on side of house

garage in disrepair

REINSPECTION:

broken windows,

9/1/99: spoke w/ Rhonda Thomas & next door neighbor Joanna Brewer

said that was told by landlord, Mr. Meadowcroft

that they were getting evicted and asked what
we were going to do. I told her our department

REINSPECTION:

did not handle those issues.

9/7/99 - rec'd message on 9/2/99 by Joanna Brewster

said it was an emergency to pls call. I was already
gone for the day, left mess today on ans mach ret. call

Case # 99-5302

① Rec'd complaint from tenant at property located at 21521 York Rd Apt C MD LINE 21105

② on 8.25.99 - made inspection. I went to the wrong address asked tenant at property located what address she said I at 21525 and pointed to 21521. I thanked her.

③ I went to next door and met with Rhonda Thomas and took me through the upstairs apt. and she showed me the problems she had concerns about. She showed me the ceiling lights that were non-functioning and mold & mildew on the walls and floors on the bottom landing and ~~up~~ up the stairs as you walked up.

④ She then took me to the back yard (lot) ~~where~~ where there were tall grass & weeds and located in the weeds there was junk including tires, wood piles & scrap cement.

⑤ At that point I also saw untagged vehicles, ~~many~~ numerous lawn mowers, tires, trash & debris located near a garage ~~which~~ which I could not determine. ~~whether~~ what property it was on.

⑥ As I was leaving Mrs Thomas knocked on the tenant's door who ~~lived~~ lived underneath her. I met him. and they said another person lived beside him.

⑦ I determined from the zoning maps that the property was zoned R.C.5.

4/6/00 - junk removed grass cut in compliance closed

I wrote the violation notice stating

- ① to revert dwelling back to single family unit or establish non-conforming use.
- ② Cut tall grass and weeds in rear yard.
- ③ Remove all mold & mildew from all surfaces.
- ④ Repair all electrical units that are not functioning - hiring a licensed electrician for repairs.

The tenant was evicted & a reinspection of apt

10-5-99 - still made inspection on apt. The ~~exterior~~ exterior is still tall grass & weeds. Issued citation.

2/10/00 - inspection

(H) ...

...

...

...

RA1001F

DATE: 08/26/1999

ASSESSMENT TAXPAYER SERVICE

TIME: 08:33:51

PROPERTY NO. DIST GROUP CLASS OCC. HIST DEL LOAD DATE
07 08 065550 07 2-1 04-00 N NO 08/08/99

MEADOWCROFT PATRICK D DESC-1.. IMPS.25 AC ES YORK RD

MEADOWCROFT SUSAN W DESC-2.. 1000 SE FREELAND RD

200 KAUFFMAN RD PREMISE. 21521 YORK

RD
00000-0000

PARKTON MD 21120-9009 FORMER OWNER: SHELLEY RANDOLPH H

FCV		TRANSFER DATA		PROPERTY ID	
PRIOR	PROPOSED	NUMBER		LOT	
LAND: 19,220	19,220	DATE: 08/01/84	87700	BLOCK	
IMPV: 49,730	52,540	PURCHASE PRICE	0	SECTION	
TOTL: 68,950	71,760	GROUND RENT	0	PLAT	
PREF: 0	0	DEED REF LIBR.. 06759		BOOK	0000
CURT: 0	0	DEED REF FOLIO.. 273		FOLIO	0000
DATE: 07/95	03/98	YEAR BUILT..... 96		MAP	0003
		NEW CONSTR YR...		GRID	0021
				PARCEL	0054

TAXABLE BASIS			
99/00	27,950	LOT WIDTH.. 66.00	SB
98/99	27,580	LOT DEPTH.. 165.00	WB
97/98	27,200	LAND AREA.. 10890.000 S	SS
ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT			WD

07 08 065551
07 08 071250

RA1001E

DATE: 08/26/1999
TIME: 08:35:46

STANDARD ASSESSMENT INQUIRY
CROSS REFERENCE BY OWNER NAME

SEL	OWNER NAME ONE	OWNER NAME TWO	PROPERTY NO.
	MEADOWCROFT PATRICIA ANN	MEADOWCROFT JON CHARLES	06-13-040320
	MEADOWCROFT PATRICK D		05-19-071025
	MEADOWCROFT PATRICK D		16-00-012434
	MEADOWCROFT PATRICK D		07-02-057176
	MEADOWCROFT PATRICK D	MEADOWCROFT SUSAN W	07-08-065550
	MEADOWCROFT PATRICK D	MEADOWCROFT SUSAN W	07-08-065551
	MEADOWCROFT PATRICK D	MEADOWCROFT SUSAN W	18-00-012055
	MEADOWCROFT PATRICK D	MEADOWCROFT SUSAN W	06-06-057075
	MEADOWCROFT PATRICK D	SWARTZ AYDA	22-00-024726
	MEADOWCROFT PATRICK D	SWARTZ AYDA	07-18-035290
	MEADOWCROFT PATRICK E	MEADOWCROFT SANDRA L	19-00-000133
	MEADOWCROFT PETER, JR		21-00-004772
	MEADOWCROFT PHILLIP J	MEADOWCROFT PATRICIA A	06-13-040400
	MEADOWCROFT PHILLIP J	MEADOWCROFT PATRICIA A	06-13-040402

PAGE SCROLL (F/B) F

ENTER ANY CHARACTER NEXT TO ACCOUNT TO PERFORM INQUIRY

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT

Print Key Output
5763SS1 V3R2M0 960517

S1019666

Page 1
11/02/99 11:56:15

Display Device : DSP114
User : ZA007

RA1001F

DATE: 11/02/1999
TIME: 11:58:26

ASSESSMENT TAXPAYER SERVICE

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
07 08 065551	07	2-2	04-00	N	NO		10/24/99

DOWCROFT PATRICK D DESC-1... LOT ES YORK RD
DOWCROFT 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.....		LOT.....	
LAND: 130	130	DATE.....	08/01/84	BLOCK....	
IMPV: 0	0	PURCHASE PRICE..	0	SECTION..	
TOTL: 130	130	GROUND RENT.....	0	PLAT.....	
PREF: 0	0	DEED REF LIBR..	06759	BOOK.....	0000
CURT: 0	0	DEED REF FOLIO..	273	FOLIO....	0000
DATE: 07/95	03/98	YEAR BUILT.....		MAP.....	0003
		NEW CONSTR YR...		GRID.....	0021
				PARCEL...	0053

TAXABLE BASIS

00/01	50	LOT WIDTH..	5.00	SB
99/00	50	LOT DEPTH..	165.00	WB
99	50	LAND AREA..	.020 A	SS

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT

WD



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 Extension #17305
Building Inspection: 410-887-3953

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.

115328

Case No.:

99-5302

Election District: _____ Permit No. _____

Name (s) PATRICK AND SUSAN MEADOWCROFT

Address 200 KAUFFMAN RD PARKTON, MD 21120-9009

Location of Violation (if different than address) 21521 York Rd, 21105 Apt C

Vehicle License No.: _____

Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ 22-81, 22-82, 22-83

§§ _____

Zoning Regulations:

§§ 102.1, 1801.1A,

§§ 1804.2

Building Code (BOCA):

§§ _____

§§ _____

Livability Code (18-66):

§§ 18-78(a)(c)

§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

- Revert dwelling back to single family unit.
- Cut all grass and weeds in rear yard.
- Remove all mold and mildew from all surfaces.
- or have hearing to establish non-conforming use.

* Repair all electrical circuits that are non functioning - hire licensed electrician for repairs

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 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.



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 7305
Building Inspection: 410-887-3953
E-Mail: Pdmenforce@co.ba.md.us

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960
E-Mail: Pdinspect@co.ba.md.us

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE)

Citation/Case No.

99-5302

Name (s) PATRICK D. AND SUSAN W. MEADOW CROFT

Address 200 KAUFFMAN RD PARKTON, MD 21120-9050

Owner ☒ Occupant ☐ Other _____ Related Citations _____

Location and Date (s) of Violation: 21521 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):

1B01(DR)	1A01(RC2)	1A02(RC3)	1A03(RC4)	<u>1A04(RC5)</u>
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) BCC SEC. 22-81, 22-82
BCC R. 101, 1021, 1A04.2(A)

2) ① FAILURE TO CUT AND
MAINTAIN TALL GRASS AND

NEEDS NO LONGER THAN 3 INCHES. 7)

3) ② FAILURE TO REVERT

DWELLING BACK TO

~~SOME~~ SINGLE FAMILY DWELLING.

(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.

\$ 22,000.00

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 12-24-99
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 its 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

Hope Jones

Citation must be served by

11/18/99

Design 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

99-5302

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

CASE NO. 995302 ⁴¹⁸

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. Susan Meloncourt, Defendant

Hearing Date 12-21-99 Issued Date 11/3/99 Expiration Date 11/18/99

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

☐ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☐ A Citation and all other papers filed with it were served by personal delivery to Susan Meloncourt
Name

Owner Title, on 11-17-99 Date, at 5:30 Time a.m./p.m. (p.m.)

Description of defendant: Race W Sex F Height 5'7"

Weight 150 Age 45 Other _____

☐ The premises at _____ were posted.

☐ I was unable to serve because _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

Robert Clark
Signature
111 W Chesapeake Ave
Address

Code Enforcement Officer
Title
410-887-3351
Telephone No.

11-17-99
Date

5:30
Time a.m./p.m. (p.m.)

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

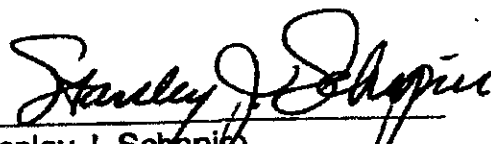
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

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 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.
haldema@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.

Howard L. Alderman, Jr.

HLA Jr./dmh

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

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

Hearing date - 10 Am January 20 2000
postponed to -



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



Printed with Soybean Ink
on Recycled Paper

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.: 015
Legal Owner/Petitioner: Patrick & Susan Meadowcroft
Contract Purchaser: NA
Property Address: 21521 York Rd.
Location Description: ES of York Rd., 189.66 ft S of Harris Mill Rd.

VIOLATION INFORMATION: Case No.: 00-4499
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
Wannabee Smith	21521 York Rd., Balto., Md. 21205

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

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

CODE ENFORCEMENT REPORT

DATE: 6.19.00 INTAKE BY: C.P. CASE #: 00 4499 INSPEC: C.P.

COMPLAINT LOCATION: 21521 York Rd. apt #1

ZIP CODE: 21205 DIST: 06

COMPLAINANT

NAME: WANNIEBEE SMITH PHONE #: (H) 410-357-8238

ADDRESS: 21521 YORK RD. ZIP CODE: 21205

PROBLEM: OTHER TENANT LINES TAP OFF HER METER.

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 6/20/00 STOPPED BY - NO ONE AT HOME - CALLED TENANT, MADE APT FOR 6/21/00 11-1

REINSPECTION: 6/21/00 MET WITH TENANT - TOLD TENANT TO GET A LICENSE ELECTRICIAN TO CHECK FOR ANY CIRCUITS OTHER THAN HER ON THERE METER
CLOSE CASE

REINSPECTION:

REINSPECTION:

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.: 015
Legal Owner/Petitioner: Patrick & Susan Meadowcroft
Contract Purchaser: NA
Property Address: 21521 York Rd.
Location Description: ES of York Rd., 189.66 ft S of Harris Mill Rd.

VIOLATION INFORMATION: Case No.: 99-4328
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
Sue Smith	21521 York Rd., Balto., Md., 21205

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:

MAILED COPY NOTICE OF ZONING HEARING 62 8-11

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

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

DATE: 6/1/00 INITIAL BY: V. McALLO CASE #: 004328 INSPEC: C Petty

COMPLAINT LOCATION: 21521 York Rd - North side Bottom

ZIP CODE: DIST: 7

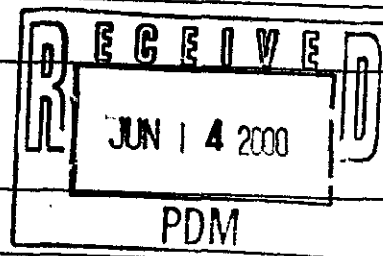
COMPLAINANT NAME: Sue Smith PHONE #: (H) 410-357-8238 (W)

ADDRESS: Same ZIP CODE:

PROBLEM: 3 APARTMENTS WIRING ARE INTERCONNECTED

(CALL TENANT FIRST)

OWNER/TENANT INFORMATION: PATRICK MEADOWCROFT



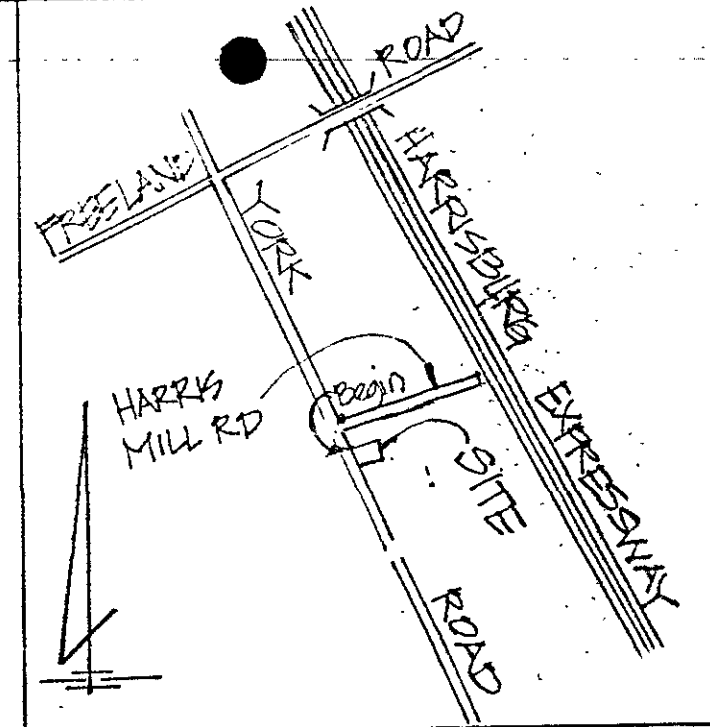
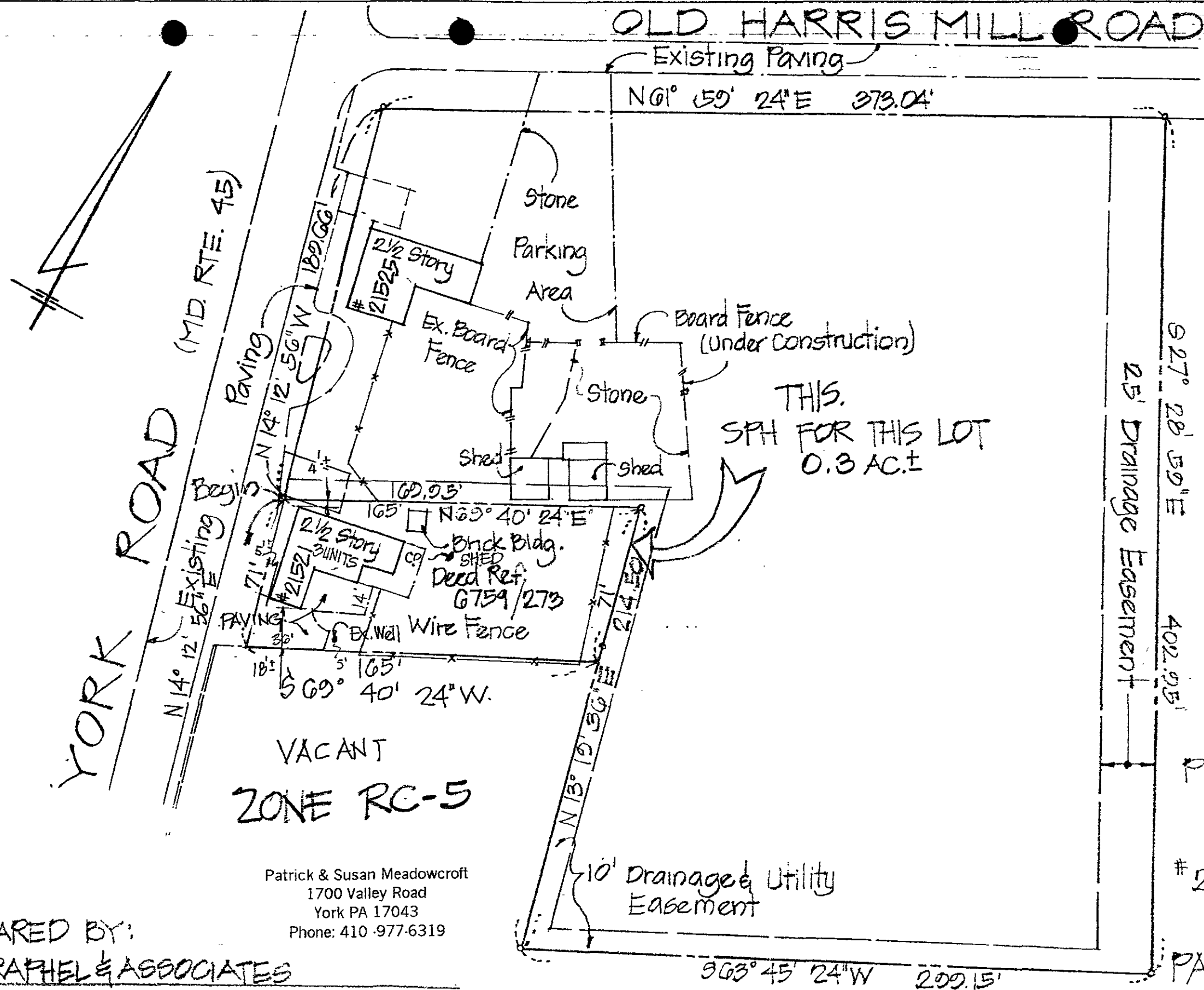
TAX ACCOUNT #: ZONING:

INSPECTION: 6/15/00 ADVISE TENANT TO CONTACT A ELECTRICIAN TO CHECK WIRING
CLOSE NO CODE VIOLATION

REINSPECTION:

REINSPECTION:

REINSPECTION:



VICINITY MAP
SCALE 1" = 1000'

Red No 1
9/15
STATE OF MARYLAND
LAND SURVEYORS
No. 2843
REGISTERED

PLAT TO ACCOMPANY
PETITION FOR
SPECIAL HEARING
21521 YORK ROAD
Property of
PATRICK D. & SUSAN W.
MEADOWCROFT

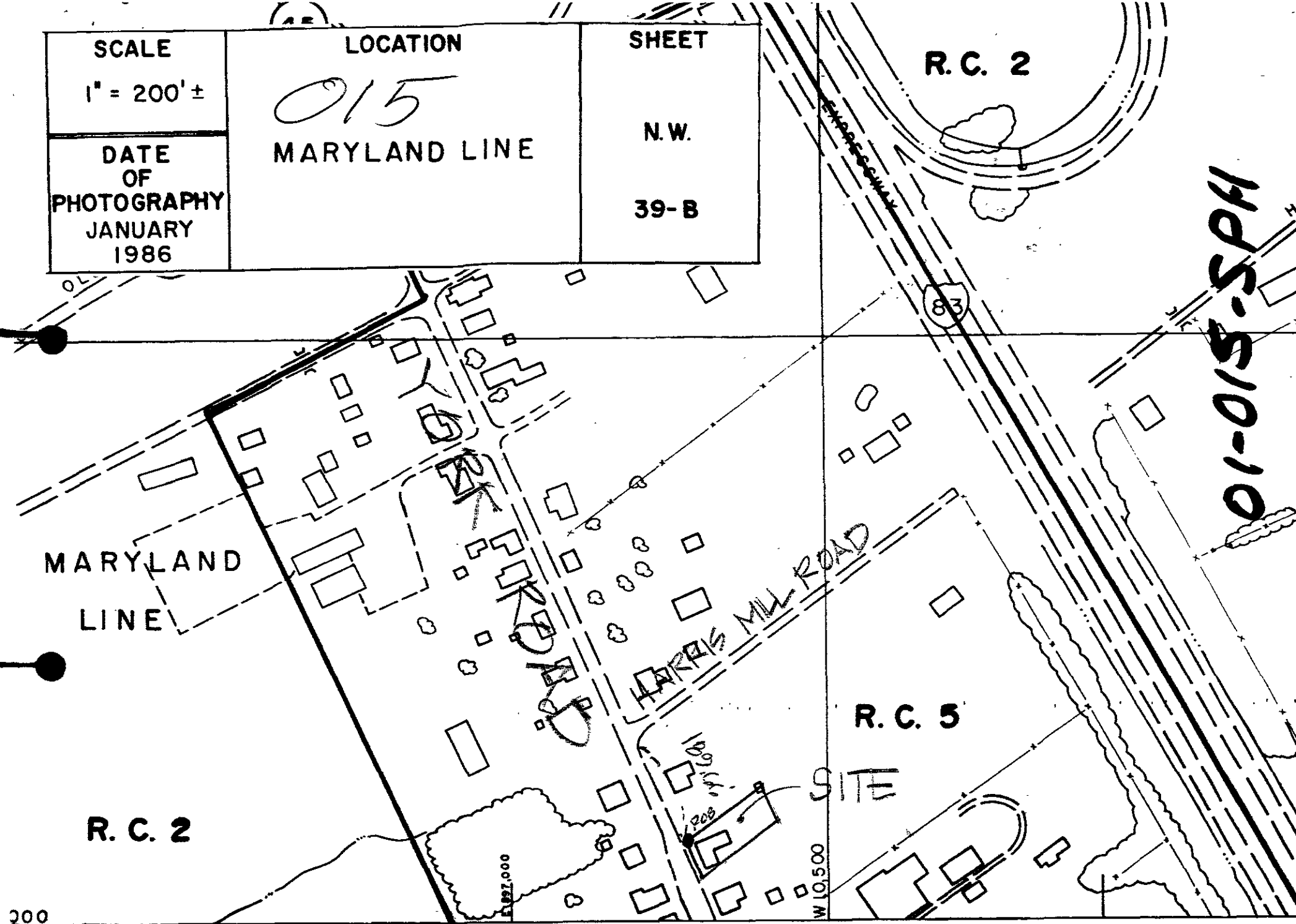
PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
205 COURTLAND AVE., TOWSON, MD 21204
PHONE 410 825 3908

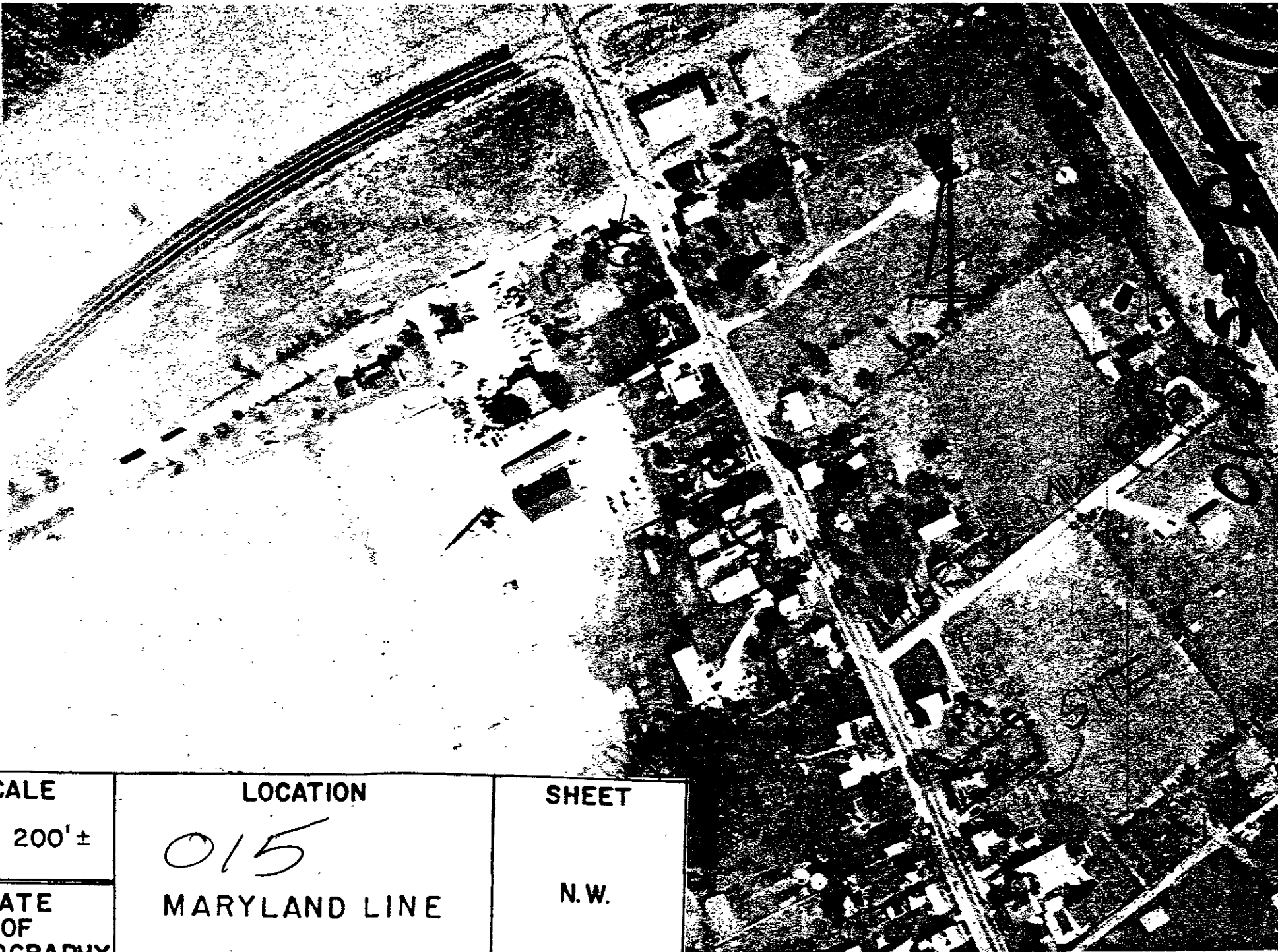
Patrick & Susan Meadowcroft
1700 Valley Road
York PA 17043
Phone: 410-977-6319

3rd. C.D. 7th ELECTION DISTRICT - BALTIMORE CO., MARYLAND
SCALE: 1" = 50'
DATE: MARCH 03, 2000

01-015-SPH

SCALE 1" = 200' ±	LOCATION <i>015</i> MARYLAND LINE	SHEET N.W. 39-B
DATE OF PHOTOGRAPHY JANUARY 1986		





SCALE 1" = 200' ±	LOCATION 015 MARYLAND LINE	SHEET N.W. 39-B
DATE OF PHOTOGRAPHY JANUARY 1986		