

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Freeland Road, 3500' E of Ridge Road *
(1104 Freeland Road) * ZONING COMMISSIONER
6th Election District *
3rd Council District * OF BALTIMORE COUNTY

Patrick Meadowcroft, et ux * Case No. 01-016-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 three residences on the subject property as a permitted use, pursuant to Section 1A06.2.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), or, in the alternative, to approve the use of the building on the 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 0.54 acres, more or less, split zoned R.C.C. and R.C.2. The R.C.C. zoned portion of the property is improved with a 2½ story building containing three apartments on the second floor and commercial uses on the first floor, namely, an antique shop. The balance of the site, zoned R.C.2, is unimproved but for a parking lot which serves the building. The Petitioners filed the instant request in response to a zoning violation notice they received from the Code Enforcement Division

ORDER RECEIVED FOR FILING

Date

By

of the Department of Permits and Development Management (PDM) as to the uses on the subject property. As noted above, the first floor of the building houses an antique shop; however, the second floor contains three apartments. Testimony indicated that these residences have existed for some time and that the first floor of the building has had a series of commercial uses over the years. Formerly, the Freeland branch of the U.S. Post Office was located on the first floor of the building, and other commercial uses have been located in that part of the building, including a general store, a hardware store, a grocery store, a deli/sub shop and a contractor's office.

The R.C.C. zone is a Resource Conservation/Commercial zone regulated by the provisions of Section 1A06 of the B.C.Z.R. More particularly, Section 1A06.2 thereof sets out those uses permitted as of right in the R.C.C. zone. Section 1A06.2.A.3 provides that residences above the first floor of a commercial building are a use permitted as of right.

Based on the testimony and evidence offered, I find that the use of the subject property is consistent with that enumerated in Section 1A06.2.A.3. The undisputed testimony and evidence was clear that the first floor of the subject building is used commercially and that the second floor contains residences, as is expressly permitted under this Section. Thus, this portion of the Petition for Special Hearing shall be granted. The alternative relief requested for approval of the building as a legal, nonconforming three-apartment dwelling shall be dismissed as moot and unnecessary inasmuch as the use has been found to be permitted as of right.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of October, 2000 that the Petition for Special Hearing to approve the three residences on the subject property as a permitted use, pursuant to Section 1A06.2.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), 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

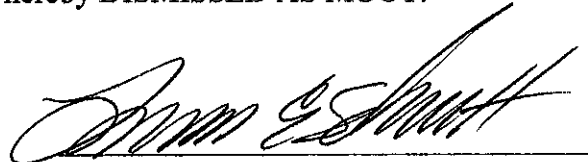
ORDER RECEIVED FOR FILING

Date 10/12/00

By [Signature]

has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the alternative relief requested with the Petition for Special Hearing to approve the use of the building on the subject property as a legal, nonconforming three-apartment dwelling, be and is hereby DISMISSED AS MOOT.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/12/08
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
N/S Freeland Road, 3500' E of Ridge Road
(1104 Freeland Road)
6th Election District – 3rd Councilmanic District
Patrick Meadowcroft, et ux - Petitioners
Case No. 01-016-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



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1104 Freeland Road
which is presently zoned RCC

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print

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 _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 7-13-00

ORDER RECEIVED FOR FILING

Date

By

REV 9/15/98

Case No. 01-016 SPH

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: 1104 Freeland Road

Legal Owners: Patrick Meadowcroft & Susan Meadowcroft

Present Zoning: RCC

REQUESTED RELIEF:

Approval of use of the improvements on the subject property for three residences as a use permitted by BCZR 1A06.2.A.3 and/or approval of use of the improvements on the subject property for a three family dwelling as a valid, non-conforming use..

dwelling

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

016

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

Phone (410) 825-3908

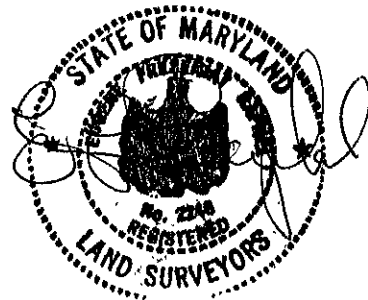
Fax (410) 825-1331

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING

BEGINNING FOR THE same at a point in the bed of Freeland Road at the beginning of the third line of the deed E.H.K., Jr. 6759, folio 273 running thence in the bed of Freeland Road and on the third line of said deed, North $57 \frac{3}{4}^{\circ}$ East 180 feet, thence leaving the bed of Freeland Road and binding on the fourth, first and second line of the aforesaid deed the three following courses and distances the three following courses and distances 1) North 20° West 133.65 feet, 2) South 55° West 206 feet, and 3) South $34 \frac{5}{8}^{\circ}$ East 123.75 feet to the place of beginning.

Containing 0.54 acres of land more or less.

BEING known as #1104 Freeland Road.



016

01-016-SPA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

016
No. 003540

DATE 7-3-00 ACCOUNT 611-6130

AMOUNT \$ 250.00

RECEIVED FROM: 2000-0000-0000-0000 1st Floor

FOR: _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

1

CASHIER'S VALIDATION

PAID RECEIPT
FIVE
7/3/2000 7/3/2000 14:12:52
REC 1401 CASHIER JUDITH M. DUNN
1997 5 228 2000 VERIFICATION
RECEIVED 12044 0:11
CR. NO. 003540
REPT 101 250.00
250.00 0
BALTIMORE COUNTY, MARYLAND

01-010-28H

CERTIFICATE OF POSTING

RE: Case No.: 01-016 SPHPetitioner/Developer: Mendenhough, etcDate of Hearing/Closing: 9/20/00

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 #1104 Freeland 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 410-905-8571

(Telephone Number)

ZONING NOTICE

Case #: 01-016 SPH

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

PLACE

TIME & DATE

SPECIAL HEARING TO ADDRESS PROPOSED
AS A USE PERMITTED IN ADDITIONAL TO THE
FAMILY DWELLING AS A VACATION DWELLING
(#1104 FREELAND RD)

01-016 SPH
#1104-FREELAND RD.
Mendenhough, etc

Attn: Fax Note 7671		Date	# of Pages
To	<u>ROBIN/BETTY</u>	From	<u>P. O'KEEFE</u>
Co./Dept.	<u>ZONING COM.</u>	Co.	
Phone #		Phone #	
Fax #	<u>410-666-3468</u>	Fax #	<u>410-324-4100</u>

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 007-016-SPT
1104 Freeland Road
N/S Freeland Road, 3500' E
of Ridge Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Susan &
Patrick Meadowcroft.

Special Hearing: to approve three residences as a use permitted or approved of use for a three family dwelling as a valid, non-conforming use.

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

JT9/656, Sept. 12 C416/65

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/14, 2000

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

THE JEFFERSONIAN,
J. Williams

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
1104 Freeland Road, N/S Freeland Rd,
3500' E of Ridge Rd
6th Election District, 3rd Councilmanic

Legal Owner: Patrick & Susan Meadowcroft
Petitioner(s)

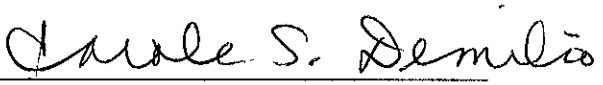
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-16-SPH

* * * * *

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: 01-016-SPH
1104 Freeland Road
N/S Freeland Road, 3500' E of Ridge Road
6th Election District – 3rd Councilmanic District
Legal Owner: Susan & Patrick Meadowcroft

Special Hearing to approve three residences as a use permitted or approval of use for a three family dwelling 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 black 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

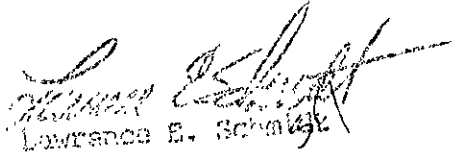
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1104 Freeland Road
N/S Freeland Road, 3500' E of Ridge Road
6th Election District – 3rd Councilmanic District
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HEARING: Thursday, September 28, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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: 016
Petitioner: PATRICK & SUSAN MEADOWCROFT
Address or Location: 1104 Freeland 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

01-016-SPH



Baltimore County
Department of Permits and
Development Management

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

September 22, 2000

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

Dear Mr. Alderman:

RE: Case Number: 01-016-SPH, 1104 Freeland 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 *RBS*

DATE: July 27, 2000

SUBJECT: Zoning Item #016
1104 Freeland 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

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 9, 2000

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

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

SUBJECT: Item No.: 016
Legal Owner/Petitioner: Patrick & Susan Meadowcroft
Contract Purchaser: NA
Property Address: 1104 Freeland Rd.
Location Description:

VIOLATION INFORMATION: Case No.: 99-7519
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) |
| x | 6. | Deed (if applicable) |
| | 7. | Lease-Residential or Commercial (if applicable) |
| x | 8. | Photographs including dates taken |
| x | 9. | Correction Notice/Code Violation Notice |
| x | 10. | Citation and Proof of Service (if applicable) |
| | 11. | Certified Mail Receipt (if applicable) |
| x | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |
| 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: 11/21/99 INTAKE BY: RW CASE #: 99-7519 INSPEC: HJ

COMPLAINT LOCATION: 1104 FREELAND RD ZIP CODE: 21053 DIST: _____

COMPLAINANT NAME: Paula / Elec office PHONE #: (H) 2450 (W) _____ ZIP CODE: _____

ADDRESS: _____

PROBLEM: running apt. house

OWNER/TENANT INFORMATION: zoned R.C.2

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 11/2/99 - ~~got~~ got message from Hatcher
Brodozi that there were 2 apts in single family dwelling.
sent notice. HJ

REINSPECTION: She (Inspector for DEPRM) rec'd complainant for illegal dumping
The dwelling had 3 apts in it. She spoke w/ Mr. Meadowcroft
himself to confirm. The apt in a single family
dwellling was forwarded to our department and I sent
out a violation notice based on the information
provided. - notice came back because address
wrong on envelope. MVA search made and notice
was resent to new address. HJ

1/4/00 - 3:50 pm. spoke w/ Alderman HJ
1/13/00 - went to re-check zoning. R.C. zoned HJ
took 3 pictures. HJ

REINSPECTION: _____

Case # 7519

11/2/99

Rent complaint - issued notice,

with Dep't

Gretchen Brodski made initial inspection
of property. said there ~~was~~ were 3pts
in property.

-

I later spoke w/ her and she
said she had personally spoken
w/ the landlord and he stated
that there were 3 apts here.

5/23/00 - 4 families living there per
one of the people living in the building
Patricia Scheele (410) 343-1168

6/14/00 - scheduled for application of special hearing
AG

RA1001F

ASSESSMENT TAXPAYER SERVICE

DATE: 10/29/1999

TIME: 13:14:42

PROPERTY NO. DIST GROUP CLASS OCC. HIST
06 06 057075 06 1-3 06-00 N NO

DEL LOAD DATE
10/24/99

MEADOWCROFT PATRICK D
MEADOWCROFT SUSAN W
200 KAUFFMAN RD

DESC-1.. IMPSLT WS FREELAND RD
DESC-2.. 1600 NW GORE MILL RD
PREMISE, 01104 FREELAND

RD
00000-0000

PARKTON

MD 21120-0000 FORMER OWNER: SHELLEY RANDOLPH H

-----TRANSFER DATA-----

---PROPERTY ID---

	PRIOR	PROPOSED
LAND:	27,240	27,240
IMPV:	87,820	88,310
TOTL:	115,060	115,550
PREF:	0	0
CURT:	0	0
DATE:	08/94	05/97

NUMBER..... 87700
DATE..... 08/01/84
PURCHASE PRICE.. 0
GROUND RENT..... 0
DEED REF LIBR.. 06759
DEED REF FOLIO.. 273
YEAR BUILT.....
NEW CONSTR YR...

LOT.....
BLOCK....
SECTION..
PLAT.....
BOOK..... 0000
FOLIO.... 0000
MAP..... 0006
GRID..... 0006
PARCEL... 0171

TAXABLE BASIS		
00/01	46,220	LOT WIDTH.. 180.00
99/00	46,150	LOT DEPTH.. .00
98/99	46,080	LAND AREA.. 23740.000 S

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

SB
WB
SS
WD

Print Key Output
5763SS1 V3R2M0 960517

S1019666

Page 1
11/03/99 08:13:01

Display Device : DSP02
User : PL055

RA1001B

DATE: 11/03/1999
TIME: 08:15:27

STANDARD ASSESSMENT INQUIRY (1)

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
8 00 012055	07	2-2	04-00	N	YES		10/24/99
MEADOWCROFT PATRICK D				DESC-1.. IMPS			
MEADOWCROFT SUSAN W				DESC-2.. ETTA HARE			
200 KAUFFMAN RD				PREMISE. 21525 YORK			

RD
00000-0000

PARKTON MD 21120-9050 FORMER OWNER: HARE GRAYSON L

FCV		PHASED IN		
PRIOR	PROPOSED	CURR	CURR	PRIOR
		FCV	ASSESS	ASSESS
LAND:	42,030	42,030		50,040
IMPV:	81,830	85,570	126,352	50,540
TOTL:	123,860	127,600		0
PREF:	0	0		0
CURT:	0	0		0
		EXEMPT.		0

TAXABLE BASIS		FM DATE
00/01 ASSESS:	50,540	11/30/98
99/00 ASSESS:	50,040	06/04/99
98/99 ASSESS:	49,540	06/05/98

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Print Key Output

5763SS1 V3R2M0 960517

S1019666

Page 1
11/03/99 08:13:04

Display Device : DSP02
User : PL055

RA1001C

DATE: 11/03/1999 STANDARD ASSESSMENT INQUIRY (2)
TIME: 08:15:31

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 012055	07	2-2	04-00	N	YES		10/24/99
LOT.... 1	BOOK....	0045	MAP.....	0003	LOT WIDTH.....	373.04	
3BLOCK..	FOLIO...	0082	GRID....	0021	LOT DEPTH.....	.00	
SECTION..			PARCEL..	0051	LAND AREA..	3.010 A	
PLAT..					YEAR BUILT.....	96	

-----TRANSFER DATA-----

NUMBER..... 010705
DATE..... 05/16/85
PURCHASE PRICE..... 75,000
GROUND RENT..... 0
DEED REF LIBER..... 06924
DEED REF FOLIO..... 0336
CONVEYED IND..... 1
LOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 18-00-012055
CRITICAL NEW CONST CARD
AREAS CODE YEAR NO
00102

-----EXEMPT DATA-----

STATUS.....
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT.... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET
2475

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

Print Key Output

5763SS1 V3R2M0 960517

S1019666

Page 1
11/03/99 08:14:14

Display Device : DSP02
User : PL055

ACTION: S SCREEN: RFAC USERID: JIMS

11/03/99 08:16:38 AM

LEVY PERIOD		BALTIMORE COUNTY, MARYLAND	CURRENT DATE: 11 03 1999
JULY 01 1999	TO	PROPERTY TAXES	LAST PAYMENT: 09 20 1999
JUNE 30 2000			
		ASSESSMENT	CHARGES
METRO CHARGES		COUNTY TAX 50,040	1,428.64
SEWER BENEFIT	0.00	STATE TAX 50,040	105.08
SEWER SERVICE	0.00	METRO CHARGES	0.00
WATER BENEFIT	0.00	UTILITY	
WATER DISTRIB	0.00	PAVING	
TOTAL	0.00	FEES	0.00
		CO HOLDHARM CR	0.00
		ST HOMEOWNER CR	0.00
		CO HOMESTEAD CR	0.00
		ST HOMESTEAD CR	0.00
		OTHER CR	0.00
		GROSS BILL	1,533.72
		INTEREST/DISCOUNT	0.00
		AMT PAID	-1,533.72
		NET DUE THRU 11 30 1999	0.00
PARCEL ID YEAR CYL ROLL		021525 YORK	RD
800012055 2000 FY RE		IMPS	
MEADOWCROFT PATRICK D		SE COR YORK RD	
MEADOWCROFT SUSAN W			
100 KAUFFMAN	RD		
PARKTON MD 21120			
FLAGS			

5763SS1 V3R2M0 960517

Print Key Output

S1019666

Page 1
11/03/99 08:16:42

Display Device : DSP02
User : PL055

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

11/03/1999

OWNER INFORMATION

DISTRICT: 07 ACCT NO: 1800012055

USE: RESIDENTIAL

OWNER NAME: MEADOWCROFT PATRICK D
MEADOWCROFT SUSAN W
MAILING ADDRESS: 200 KAUFFMAN RD
PARKTON

PRINCIPAL
RESIDENCE
NO

MD 21120-9050

TRANSFERRED
FROM: HARE GRAYSON L

DATE: 05/16/1985 PRICE: \$75,000

DEED REFERENCE: 1) / 6924/ 336
2)

I SPECIAL TAX RECAPTURE
I
I * NONE *
I
I

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

Print Key Output
5763SS1 V3R2M0 960517

S1019666

Page 1
11/03/99 08:16:48

Display Device : DSP02
User : PL055

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

11/03/1999

LOCATION INFORMATION

DISTRICT: 07 ACCT NO: 1800012055
NAME: MEADOWCROFT PATRICK D

USE: RESIDENTIAL

PREMISE ADDRESS
21525 YORK RD

ZONING

LEGAL DESCRIPTION

SE COR YORK RD
ETTA HARE

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
3	21	51				1	81

PLAT NO :
PLAT REF: 45/ 82

SPECIAL TAX AREAS -

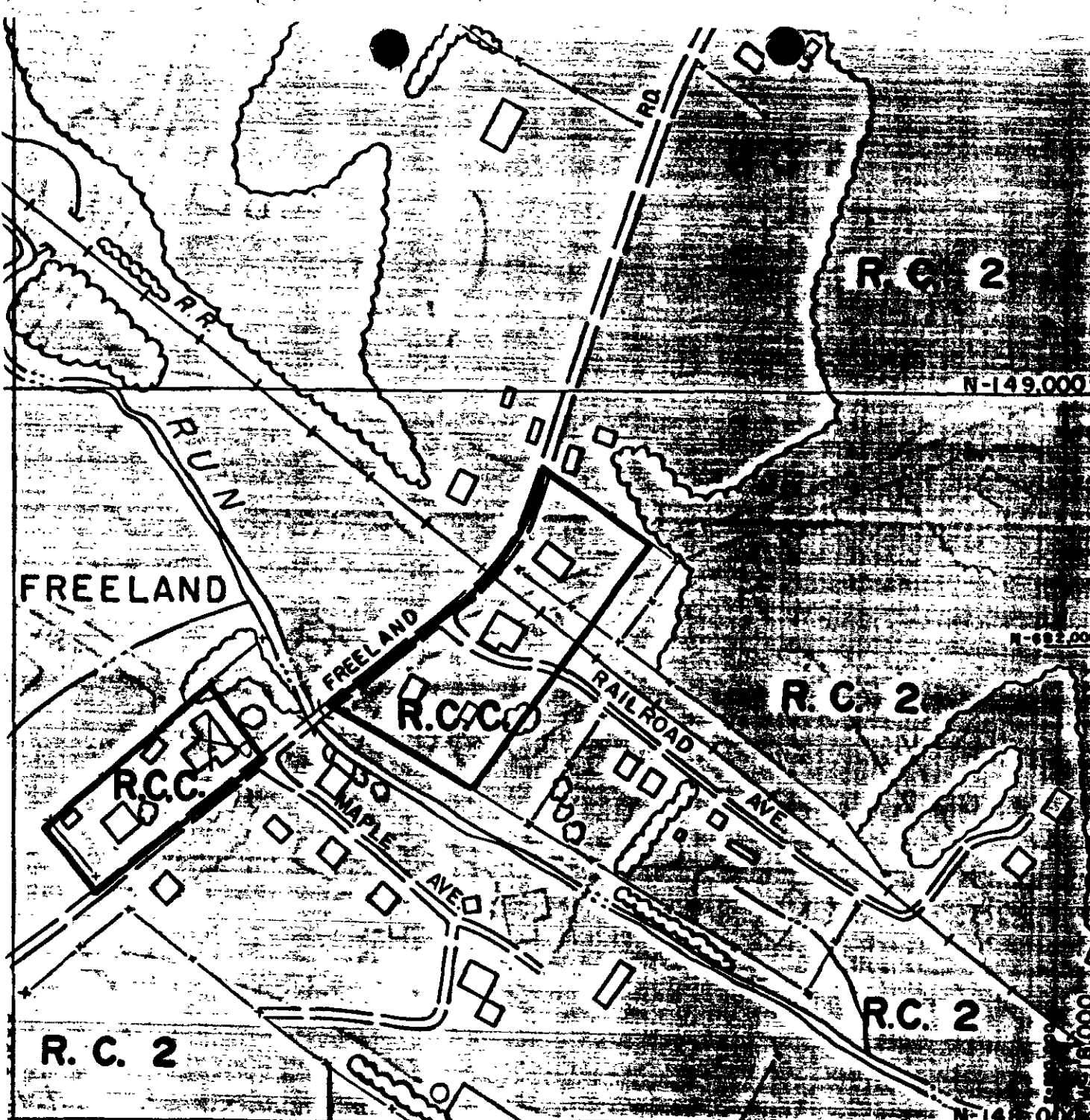
PRIMARY STRUCTURE DATA	
YEAR BUILT	ENCLOSED AREA
1896	2,475 SF

PROPERTY LAND AREA
3.01 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY



SCALE 1" = 200' ±	LOCATION FREELAND	SHEET NW 38-D
DATE OF PHOTOGRAPHY JANUARY 1986		

LIBER 6924 FOLIO 338

Seller Financing Mortgage

BAY STATE TITLE CO.
1 East Redwood Street
Baltimore, Maryland 21202
689-6878

THIS PURCHASE MONEY MORTGAGE, Made this 1st day of May 1985
by and between PATRICK D. MEADOWCROFT and SUSAN W. MEADOWCROFT, his wife
Mortgagors, of _____, State of Maryland
party of the first part, and GRAYSON L. HARE, JR., also known as GRAYSON L. HARE and TETIA V. HARE, his wife
Mortgagees, of Baltimore County
State of Maryland, party of the second part.

WHEREAS the said parties of the first part are indebted unto the said parties of the second part in the full
and just sum of sixty-five thousand Dollars
being part of the purchase price for the property hereinafter described for money loaned and advanced, which

said sum, together with interest to accrue thereon at the rate and manner as set forth below and payable based
on a THIRTY YEAR amortization.

Mortgagors hereby covenant and agree to repay unto Mortgagees, together with the interest on unpaid
remaining balances at the rate of Eleven percent per annum,
in monthly installments of principal and interest in the amount of Six Hundred Nineteen and
02/100 Dollars (\$ 619.02),

beginning June 1, 1985 and monthly thereafter until the full amount of said principal and
interest thereon shall have been paid, any balance of principal or interest due or unpaid on the first
day of May, 2015, or shall be due and payable on said date.

The aforesaid property having been purchased in whole or in part with the sums secured hereby.

It is agreed that privilege is reserved by the Mortgagors herein to prepay the principal indebtedness in
whole or in part at any time prior to default without penalty. Interest shall abate on all sums so prepaid from
the date of said prepayment.

All sums aforesaid are to be paid in lawful money of the United States of America which shall be the
legal tender in payment of all debts and dues, public and private, at:

at the address hereinabove stated, or at such other address as the Mortgagee or the holder of the mortgage may
from time to time designate in writing.

The due execution of this Mortgage having been a condition precedent to the granting to Mortgagor of said
loan and advance.

AND THE SAID MORTGAGOR HEREBY COVENANTS WITH THE MORTGAGEE AS FOLLOWS:

NOW THIS MORTGAGE WITNESSETH that in consideration of the premises and of the sum of Five
(\$5.00) Dollars, receipt of which is hereby acknowledged, the said Mortgagor, does grant and convey unto the
said Mortgagee, their
personal representatives, heirs and assigns, all that lot or parcel of ground situate and lying in the
County of Baltimore State of Maryland
and described as follows, to wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

ALSO TOGETHER with and including as part of the buildings and improvements erected on the aforesaid
lot or parcel of ground all bathroom fixtures, equipment and accessories, breakfast nook furniture, which is
attached to or affixed to the dwelling house, all kitchen cabinets, hot water heaters, gas and electric ranges,
laundry equipment and/or built in medicine cabinets, lighting fixtures, heating plant, piping, tubing, radiators,
oil burner units, piping, tubing and motors used in connection therewith, screens, screen doors and window
shades all of which accessories and equipment are herewith declared to be by the said Mortgagor fixtures and
permanent additions to the realty and intended to be included as part of the security for this mortgage
including but not limited to:

B. R. F. 22.00
MORTG. 0.00
J. R. T. 24.00
1005-4-104-101 710824
5-28-85

Q

LIBER 924 FOLIO 339

SCHEDULE "A"

BEING KNOWN AND DESIGNATED as Lot No. 1, as shown on a plat entitled Property of "Etta Hare" which Plat is recorded among the Land Records of Baltimore County in Plat Book B.H.K.Jr. No. 45, folio 82, containing 1.016 acres of land, more or less. The improvements thereon being known as No. 807 Old Harris Mill Road.

100-924113-10
All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by Mortgagee and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of the Mortgagee and Mortgagee jointly, and the insurance proceeds or any part thereof may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagee in and to any insurance policies then in force shall pass to the purchaser or grantee.

And the party of the first part hereby covenants and agrees that if he shall fail to provide proof to Mortgagee within two (2) months as aforesaid, of the payments of taxes, ground rents and assessments and of the payments of insurance renewal premiums hereinbefore described, then the Mortgagee shall have the option to institute an escrow agreement whereby Mortgagee shall be required to pay into the escrow account one-twelfth (1/12th) of the yearly total of installment payments due and payable upon the within Mortgage indebtedness, such option to be exercised by Mortgagee upon thirty (30) days written notice to the Mortgagee. If after proper written notice to the Mortgagee that an escrow account has been instituted due to the failure of the Mortgagee to properly insure the property, pay real estate taxes or ground rent, and Mortgagee fails to establish and maintain the aforesaid expense account for the payment of the aforesaid expenses shall, at the option of the Mortgagee, constitute a default in this Mortgage, for which foreclosure of this Mortgage may be instituted. In the event the Mortgagee fails to provide sufficient funds to pay said expenses, the Mortgagee at its option is hereby authorized to pay said expenses, and the amount so paid shall then be added to the principal debt herein and shall bear interest at the rate hereinbefore stated as the interest payable on the principal debt from the date of such payment or payments; and said Mortgagee shall have a lien under this Mortgage on the premises hereinbefore described for the amount or amounts so paid, together with the interest thereon as herein stated upon the principal debt.

It is agreed that the Mortgagee at any time during the term of this Mortgage, and in its discretion may apply for and purchase mortgage guaranty insurance, and may apply for renewal of such mortgage guaranty insurance covering this Mortgage and premiums due by reason thereof, and require repayment by the party of the first part of such amounts as are advanced by the holder of the Note, and the party of the first part hereby agrees to pay for such premiums on the first day of each month as part of the regular monthly payment by payment of a sum equal to one-twelfth (1/12th) of such annual mortgage guaranty insurance premium in accordance with the covenants and conditions as herein set forth and in the event such insurance is placed on a single premium plan, the party of the first part hereby agrees to repay the holder of the note for such amount so advanced by the Mortgagee for such single premium.

It is agreed that said Mortgagee may at its option advance sums at any time for the payment of premiums of any life insurance policy assigned to the Mortgagee or wherein the Mortgagee is the Beneficiary and which is held by the Mortgagee as additional collateral for this indebtedness and any sums so advanced shall be added to the unpaid balance of this indebtedness, and shall become due and payable on demand at the option of the Mortgagee and bear the rate of interest herein agreed to.

If all or any part of the property or an interest therein is sold or transferred by Mortgagee without Mortgagee's prior written consent excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

In event of sale or conveyance of the Mortgaged premises or any part thereof by the Mortgagee, every purchaser or grantee hereby assumes and agrees to pay the debt hereby secured and to fully perform and carry out all the conditions and covenants at this Mortgage on the part of the Mortgagee. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person to whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this Mortgage shall be at such rate as Mortgagee shall request. If Mortgagee has waived the option to accelerate provided in this paragraph, and if Mortgagee's successor in interest has executed a written assumption agreement accepted in writing by Mortgagee, Mortgagee shall release Mortgagee from all obligations under this Mortgage and Note.

If Mortgagee exercises such option to accelerate, Mortgagee shall mail Mortgagee notice of acceleration in accordance with the paragraph below.

Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Mortgagee may pay the sums declared due. If Mortgagee fails to pay such sums prior to the expiration of such period, Mortgagee may, without further notice or demand on Mortgagee, invoke any remedies permitted by law and this Mortgage.

Except for any notice required under applicable law to be given in another manner (a) any notice to Mortgagee provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Mortgagee at the property address or at such other address as Mortgagee may designate by notice to Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagee as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagee or Mortgagee when given in the manner designated herein.

LIB 06 9-2-4 FOL 13 4 1

AND IT IS AGREED AND UNDERSTOOD that until default is made, the said Mortgagor may retain possession of the hereby mortgaged property.

AND the said Mortgagor, in accordance with the provisions of real property article of the Annotated Code of Maryland, the Maryland Rules of Procedure, or of any other General or Local Laws of the State of Maryland relating to mortgages, including any amendments, supplements, or additions thereto, does hereby (1) declare his assent to the passing of a decree for the sale of the herein described property at any time after the recording of this mortgage, (said sale to take place after a default has occurred in any of the conditions of this mortgage as herein provided) and the said Mortgagor does hereby (2) authorize the said Mortgagee, its successors

personal representatives, or assigns or any designated attorney its duly authorized Attorneys, after any such default shall have occurred as aforesaid, to sell the hereby mortgaged property. Upon any such sale, whether made under the assent to the passing of a decree or under the above power of sale, the property as a whole may be sold, and it shall not be the duty of the party selling to sell the same in parts or in lots, but such party may do so, and the sale may be made after giving not less than twenty days notice of the time, place, manner and terms of sale in some newspaper published in the county or city in which the land, or some portion thereof, is situated; and the party selling may also give such other notice as he may deem expedient. The terms of any such sale may be all cash upon ratification of the sale, or such other terms as the party selling may deem expedient. The proceeds of any such sale shall be applied as follows: first, to the payment of all expenses incident to said sale including a counsel fee of \$ 650.00

Six hundred Fifty Dollars for conducting the proceedings, if without contest, but if legal services be rendered to the Trustee appointed by such Decree, or to the party selling under the above power of sale, in connection with any contested matter in the proceedings, then such other counsel fees and expenses shall be allowed out of the proceeds of sale as the court may deem proper, and also to the payment of a commission to the party making said sale equal to the commission allowed trustees making sales of property under decree of a court of equity in Maryland; second, to the payment of all claims of the Mortgagee, its successors or assigns hereunder, whether the same shall have matured or not, including interest thereon until final ratification of the auditor's account; and third, the balance, if any, to the said Mortgagor or whomever may be entitled to the same. Half of such commissions and all such expenses and costs shall be paid after any advertisement of said property, but before sale thereof. If foreclosure proceedings are instituted hereon after default, there shall be immediately due and payable by the Mortgagor to the attorney filing the same, a fee of Two Hundred (200.00) which fee shall be part of the costs of foreclosure.

The Mortgagee, at Mortgagee's election, may sell the property hereinabove described at the foreclosure sale, subject to one or more of the covenants entered into subsequent to the recording of the mortgage, provided such fact is disclosed in the advertisement of the sale.

Notwithstanding Mortgagee's acceleration of the sums secured by this Mortgage, Mortgagor shall have the right to have any proceedings begun by Mortgagee to enforce this Mortgage discontinued at any time prior to the earlier to occur of (i) the fifteen day before sale of the property pursuant to the power of sale contained in this Mortgage or (ii) entry of a judgment enforcing this Mortgage. If (a) Mortgagor pays Mortgagee all sums which would then be due under this Mortgage, the Note and Note securing Future Advances, if any, had no acceleration occurred; (b) Mortgagor breaches any other covenants or agreements of Mortgagor contained in this Mortgage; (c) Mortgagor pays all reasonable expenses incurred by Mortgagee in enforcing the covenants and agreements of Mortgagor contained in this Mortgage; and in enforcing Mortgagee's remedies as provided in the paragraph above including, but limited to reasonable attorney's fees; and (d) Mortgagor takes such action as Mortgagee may reasonably require to assure that the lien of this Mortgage, Mortgagee's interest in the property and Mortgagor's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Mortgagor, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

Should any portion of the above described property or an easement appurtenant thereto be condemned or taken under eminent domain, all or such part of any award of proceeds as Mortgagor shall be entitled to receive in payment of the balance due on principal and interest and shall declare the same in writing as by this instrument assigned by Mortgagor to Mortgagee for payment of the said principal and interest due on said mortgage indebtedness and Mortgagee is hereby authorized to give receipts and releases therefor; and each of the parties hereto, Mortgagor and Mortgagee, shall promptly advise the other of any change in the address of either.

The Mortgagor warrants specially the property hereby mortgaged and will execute such further assurances of the same as may be requisite.

Whenever used herein the words "Mortgagor" and "Mortgagee" shall include the heirs, personal representatives, successors and/or assigns of the Mortgagor or Mortgagee, and the Mortgagee or Mortgagees. The use of any gender shall be applicable to all genders and "Mortgagee" shall include any payee of the indebtedness hereby secured, or any transferee thereof whether by operation of law or otherwise. The use of the singular shall include the plural and the plural the singular.

This Mortgagor by execution of this instrument certifies that prior to such execution, he has received a fully executed agreement as to the contractual rate of interest, and a loan disclosure statement in connection with this loan as required by the laws of the State of Maryland, and the parties agree that the provisions of the Annotated Code of Maryland, as to delinquent or late payment charges and prepayment terms, are made a part of this Mortgage agreement, unless other provisions regarding the same are specifically set out herein.

LIBER 9211 FOLIO 113
AS WITNESS the hand and seal(s) of PATRICK D. MEADOWCROFT and SUSAN W. MEADOWCROFT,
his wife

the within named Mortgagor, the day and year first above written.

TEST:

[Signature]

[Signature] (SEAL)
Patrick D. Meadowcroft

[Signature] (SEAL)
Susan W. Meadowcroft

____ (SEAL)

____ (SEAL)

____ (SEAL)

____ (SEAL)

STATE OF MARYLAND, COUNTY OF Baltimore, To Wit:

I HEREBY CERTIFY, that on this 1st day of May, 1985 before me, a

Notary Public of the State aforesaid, the undersigned officer, personally appeared _____

PATRICK D. MEADOWCROFT and SUSAN W. MEADOWCROFT, his wife

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

At the same time personally appeared Grayson L. Hare, Sr. also known as _____ and Grayson L. Hare and Anna L. Hare, his wife made oath in due form of law that they are the _____ party secured by the foregoing Mortgage and that the consideration set forth in the foregoing Mortgage is true and bona fide as therein set forth, and that the actual sum of money advanced at the closing transaction by the party or parties secured by the foregoing Mortgage was paid over and disbursed by the party (or parties) secured by this Mortgage to either the borrower or the person responsible for disbursement of funds in the closing transaction or their respective agents at a time no later than the execution and delivery of this Mortgage by the party (parties) of the first part (borrower), and he further made oath that he is the agent of the party secured by the foregoing Mortgage and as such is duly authorized to make this affidavit.

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

My Commission Expires:

July 1, 1986



THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Grayson L. Hare, Sr. Attorney

Rec'd for record MAY 20 1985 at
Per Elmon H. Kohn, Jr. Clerk
Mail to Raymond L. Hare, Jr.
Receipt No. 17700



1104 Freeland Rd 99-7519
1/13/00 H-8



1104 Freeland Rd 99-7519
1/13/00 H-8



1104 Freeland Rd 99-7519
1/13/00 H-8



Baltimore County
Department of Planning 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

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.

118826

Case No.:

99-7519

Election District _____ Permit No. _____

Name (s)

DATRICK AND SUSAN MEADOWCROFT

Location of
Violation

1104 Freeland Rd Freeland MD 21053

Owner's address

200 Kauffman Rd Parkton

Vehicle License No.:

Vehicle ID:

MD 21120

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§

§§

Zoning Regulations:

§§

§§

1 Adl. 2 B, 101

Building Code (BOCA):

§§

§§

Livability Code (18-66):

§§

§§

Investment Property Act (7-66):

§§

Electrical Code (NEC):

§§

Plumbing Code (NSPC):

§§

Dwelling (CABO):

§§

Other §§

COMMENTS OR OTHER VIOLATIONS:

**Revert ~~from~~ dwelling back to single family
dwelling, cease the operation of
illegal conversion of apts.**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
12/5/99 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED:

11/5/99

INSPECTOR:

Hope Johnson

STOP WORK NOTICE

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

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

DATE ISSUED:

INSPECTOR:

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

AGENCY



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement: 410-887-3351, Extension 7305
Building Inspection: 410-887-3953
E-Mail: Pdmnenforce@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.

99-7519

Name (s) PATRICK AND SUSAN MEADOWCROFT

Address 16905 York Rd MONKTON, MD 21111

Owner ☒ Occupant ☐ Other _____ Related Citations _____

Location and Date (s) of Violation: 1104 Freeland Rd Freeland

MD 21053, 11/2/99, 1/13/00

Vehicle License No.: _____ Vehicle ID: _____

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

BCZR Zoned R.C.C. 101, 1A06.A3

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)			

- BCZR
- Failure to revert
- 3 apts back to
- single family
- dwellling
-
-
-

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

IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND
DIRECTIONS

AGENCY

NOTICE TO DEFENDANT

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

\$ 12,000.00

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

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

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

DATE: 2/16/00
TIME: 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.

1/13/00
Date

Hopie Johnson
Inspector's Signature

Citation must be served by 1/25/00

Detach and send the completed form below to:

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

Citation Number: 99-7519

NOTICE OF INTENTION TO DEFEND

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

Date

Defendant (Please Print Your Name and Sign)

Address

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

In the Matter of

Patrick D. Meadowcroft
Susan D. Meadowcroft

Respondents

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

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

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

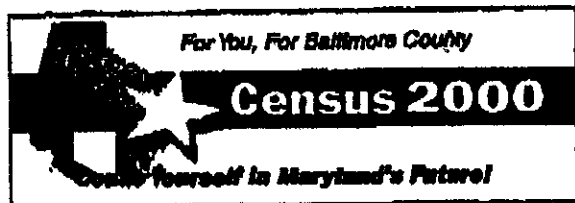
THEREFORE, IT IS ORDERED this 17 day of February 2000, that the above entitled citations be held in abeyance until the Special Hearings are heard and decided.

Signed:


Stanley J. Schapiro
Code Enforcement Hearing Officer



FAX COVER SHEET



Date: October 20, 1999

Number of Pages including cover sheet: 2

To: JAMES H. THOMPSON, Supervisor
Bureau of Code Enforcement
Dept. of Permits & Develop. Mgt.

Phone: x 3352
Fax# 410-887-2824
C:

From: C. ROBERT LOSKOT
Assistant County Attorney
Office of Law

Phone: (410) 887-4420
Fax# (410) 296-0931

Remarks: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

CONFIDENTIALITY NOTICE

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action based on the contents of this telecopy information is strictly prohibited. If you have received this telecopy in error, please immediately notify the sender to arrange for return of the original documents.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF LAW
INTEROFFICE MEMORANDUM**

VIA FACSIMILE 410-887-2824

TO: James H. Thompson, Supervisor
Bureau of Code Enforcement
Department of Permits and Development Management

FROM: C. Robert Loskot *CR*
Assistant County Attorney

DATE: October 19, 1999

SUBJECT: *Baltimore County v. Patrick D. Meadowcroft, et al.*
Circuit Court for Baltimore County
Case No. 03-C-99-3305

+ 3026

To assist the County's appraiser in the captioned litigation, would you please provide me three (3) sets of all code violations reported, including correction notices and violation citations, for the subject property, known as 1104 Freeland Road, at Beetree Run, in Maryland Line, Maryland. The tax account number for the property is 06-06-057075.

I would appreciate receipt of these documents at your earliest convenience. If you have any questions or concerns, please do not hesitate to contact me. Thank you for your assistance in this matter.

cc: Virginia W. Barnhart
C:\MYFILES\CONDEMNATION\MEMOS\FREELAND-THOMPSON-CODE VIOLATIONS.WPD

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

Ed Noz

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.

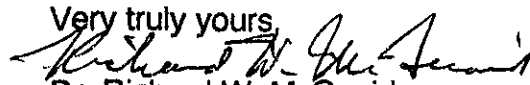
All four of the cases involve buildings which have had apartments leased before the present owners acquired them twenty years ago.

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

SMALL PROPERTY APPRAISAL REPORT

MEADOWCROFT PROPERTY
1104 FREELAND ROAD
FREELAND, MARYLAND

FILE NO. 99/083

Ref No 3

PREPARED FOR

Mr. C. Robert Loskot
Assistant County Attorney
Baltimore County Law Office
400 Washington Avenue
Towson, MD 21204

EFFECTIVE DATE

June 14, 1999

PAGE APPRAISAL COMPANY, INC.

210 East Broadway
Bel Air, Maryland 21014
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Highest and Best Use:

Legally Permissible Uses:

The RCC zoning permits a variety of small commercial uses and residences, which could use the RC-2 portion of the site for parking. The existing improvements historically were used for a variety of uses including a service station, country store and residences.

Financially Feasible Uses: The subject is located in a rural community with some limited demand for commercial property. However, continued use of the existing two-story structure as a small commercial establishment, with residences and on-site parking is feasible especially, if the business can benefit from the seasonal demand from the nearby Gunpowder Trail. We conclude a small commercial use with residences and on-site parking is financially feasible.

Maximally Productive Use: Considering the subject's zoning, physical characteristics, and financially feasible uses, a small commercial use with residences represents the maximally productive use of the subject.

Conclusion: Highest and best use before and after the take is a rural commercial use, consistent with its RCC zoning. The RC-2 portion of the site would provide surface parking for the commercial establishment. This represents the property's highest and best use as if vacant and as improved.

Sales Analysis and Adjustments:

Environmental. An environmental assessment of the property was not provided to us. As stated in the Assumptions and Limiting Conditions, we are not considered experts in environmental issues. However we note the following observations: The subject's improvement was built during a time when it was common to use lead based paint, above ground heating oil tanks, and other materials that have since been determined to be hazardous. The site was once used as a service station with underground tanks. As evidenced by the existing structure and other nearby buildings, soil conditions appear adequate for construction purposes. This appraisal assumes and is predicated upon the subject and nearby area being environmentally safe. If environmental issues are important to you, contact a professional environmental expert who can perform an environmental audit and assessment of the property.

Easements and Encroachments. A title report was not furnished to use. We assumed there are no known adverse easements or encumbrances on the subject. Normal utility easements are expected. Good title is assumed.

Analysis and Comments. The subject's size, shape, zoning and flood plane severely limit its overall functional utility. The RC-2 zoning fosters agricultural use but the subject is too small to farm. Single-family homes are permitted however, the site, if vacant, does not meet the required minimum of one acre. Parking is a permitted RC-2 use. Small commercial establishments are permitted by RCC, which is consistent with the property's former uses. Also, the assessment records show the subject is assessed as commercial property. As such, the RC-2 portion can provide parking for a commercial establishment.

Improvements Description and Analysis

Property Type: Commercial

Buildings: 1

Structure: 2-story dwelling converted to commercial use and residences.

Levels: 2.

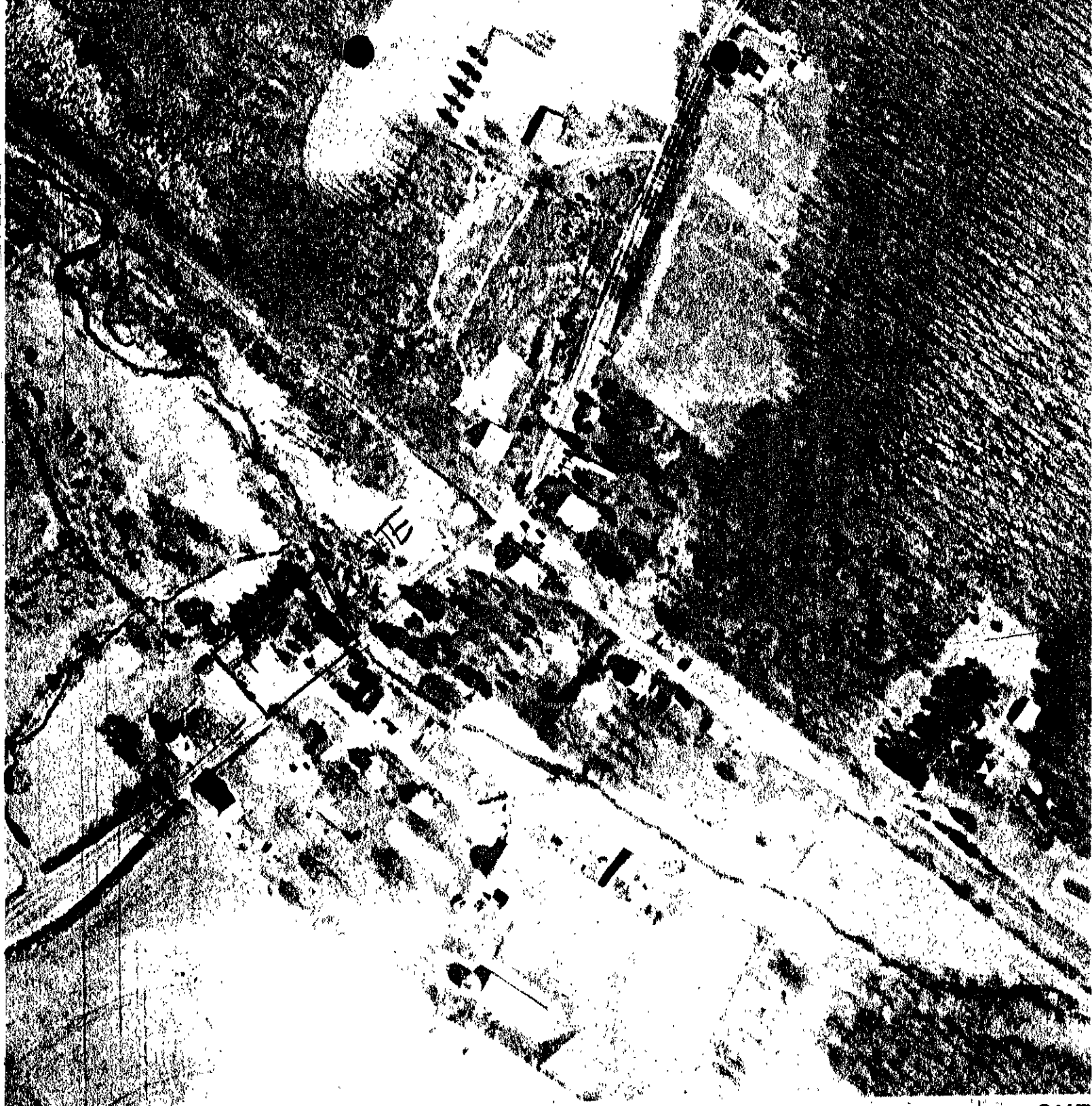
Analysis and Comments. The property is improved with an old two-story dwelling converted to commercial use and residences. Other improvements include a snowball stand and gravel parking area.

We note, in the traditional before/after analysis, a value for improvements is included to demonstrate any damages to the remainder caused by the easement. In our analysis, we use a "spot value" for the contributory value of the subject's improvements. Spot value is not market value. It is an assigned value for mathematically checking our conclusion

Market Area Trends. The subject is located in a rural Baltimore County setting that is approximately 1 mile south of Maryland-Pennsylvania Mason Dixon Line. The area has reasonable access; Interstate-83's Maryland Line ramps, which are approximately 2 miles northeast of the subject. Due to the area's rural characteristics, primary shopping areas require a 15 to 30 minute drive. Principle shopping areas are located in Hunt Valley, Maryland, Shrewsbury and York, Pennsylvania. Small local country stores and other small commercial establishments are disbursed throughout the area and tend to locate within the small towns and at major crossroads.

The subject's immediate area is known as Freeland, which is a small rural town that still retains much of its agricultural character. Just northeast of the subject is the Gunpowder Falls State Park Trail that roughly parallels Bee Tree Run. The trail is popular with locals and visitors who use the trail for walking, running and biking. Another popular destination for visitors is Morris Meadows Campgrounds, which is located just one-mile southeast of the subject.

Site Description and Analysis			
Site Size:			
Street Frontage: Good		Topography: Low-lying, level land	
Corner Lot: No		Shape: Irregular (typical)	
Access: Adequate		Parking: Off-Street parking	
Visibility: Typical rural setting		Landscaping: Minimal (typical)	
Traffic Pattern: Two-way, country road		Drainage: Appears adequate but could flood.	
Traffic Volume: Light			
Underground Utilities: No		Interstate Access: 2 miles northeast	
Utilities Electricity: Yes Gas: N/A Water: Private Sewer: Private Telephone: Yes	Provided By: Public N/A Well Septic Public	Street Improvements Street Width: Street Paving: Sidewalks: Curbs & Gutters: Storm Sewers: Street Lighting:	Description: 2 lanes (narrow) Macadam None (typical) None (typical) No (typical) Limited (typical)
Flood Hazard Area: Yes (Zone A) Flood Map Number: 240010-0050 B Map Date: March 2, 1981		Zoning. The subject is zoned RCC, Resource Conservation Commercial and RC-2, Resource Conservation Agricultural.	



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

FREE LAND

01-06-SPH

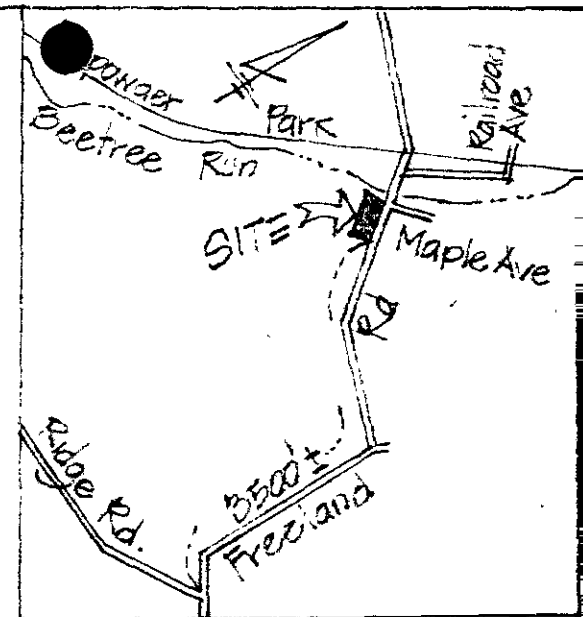
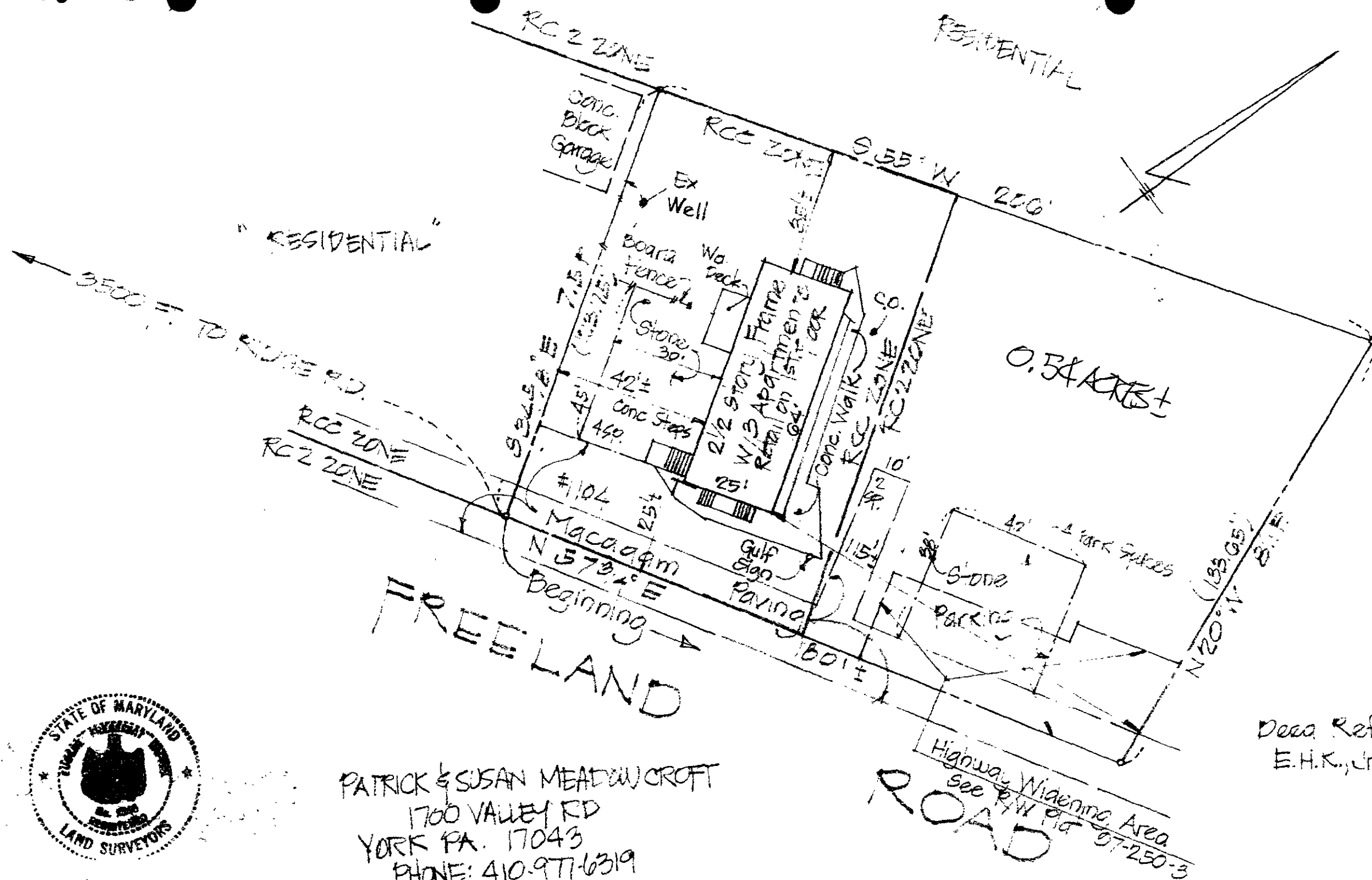
SHE

N.V

38

016

2041-A



VICINITY MAP
SCALE 1"=1000'

NOTES:
8 parking spaces provided.

VACANT

Plat No 1

Deed Reference:
E.H.K., Jr. 6759/273

016



PATRICK & SUSAN MEADOWCROFT
1700 VALLEY RD
YORK PA. 17043
PHONE: 410-971-6319

PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
205 COURTLAND AVENUE
TOWSON, MARYLAND 21204
PHONE: (410) 825-3208

PLAT TO ACCOMPANY PETITION FOR SPECIAL
HEARING - #1104 FREE LAND ROAD
PROPERTY OF PATRICK D. & SUSAN W. MEADOWCROFT.
3RD C.D., 6TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'

01-016-SPH

DATE: MARCH 01, 2000

2041-A