

IN RE: PETITION FOR SPECIAL HEARING
W/S Kinship Road, 338' N of the c/l
Sunship Road
(116 Kinship Road)
12th Election District
7th Council District

Paul A. Coberly
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-369-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Paul A. Coberly, through his attorney, Ralph K. Rothwell, Esquire. The Petitioner requests a special hearing to confirm the nonconforming use of the subject property as a three-apartment dwelling and approve its continued use. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1. The matter was scheduled in conjunction with a similar request filed by Mr. Coberly in Case No. 01-370-SPH. In that case, the Petitioner sought approval of a two-apartment dwelling at 1914 Midland Road, as a legal, nonconforming use. Since the special hearing requests involve two different properties, two separate Orders are being issued.

Appearing at the requisite public hearing in support of the subject request were Paul A. Coberly, property owner, Sandra Coberly-Jackson, Petitioner's daughter, and his attorney Ralph K. Rothwell, Esquire. Also appearing in support of the request were Lena Campbell, James A. Creamer, Helen Dorff and Charles H. Head. Appearing in opposition to the request were John and Ruth Coleman, and Margaret Rukstelis, adjacent and neighboring property owners, and Debra Golden, who appeared on behalf of a coalition of Homeowners' Associations in the Dundalk community.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, located on the west side of Kinship Road, just north of Dundalk Avenue in Dundalk. This property consists of a gross area of 0.111 acres, more or less, zoned D.R.5.5, and is improved with a three-story dwelling, which features an enclosed front porch. Other improvements on the property include a detached wood frame garage to the rear of the site, and a macadam-paved parking pad which accesses the rear of the property from the alley.

Mr. Coberly testified that he acquired the title to this property from his siblings under deed dated December 11, 1995, a copy of which was submitted into evidence as Petitioner's Exhibit 2. He testified that his parents originally owned the property and that his father built the house in the 1920s as a multi-family dwelling. Mr. Coberly testified that he was born in 1922 and that at that time, his mother, father, sister, and brother occupied the 1st and 2nd floors of the dwelling, while the third floor was rented out as an apartment. He indicated that from approximately 1944 to 1988, there were actually four apartments; one in the basement, one on the first floor, a third on the second floor, and a fourth unit on the third floor. However, after his father passed away in 1988, the apartment on the third floor was discontinued. Thus, relief is requested for only three units, which are more particularly described on the floor plans submitted into evidence as Petitioner's Exhibits 3A, 3B and 3C. Mr. Coberly testified that after his father passed away in 1988, his mother came to live with him. His mother died in 1991 and shortly thereafter, he acquired the dwelling.

The Petitioner also produced the testimony of several independent witnesses to corroborate the long-standing apartment use of the subject structure. Ms. Jackson testified that she was born in 1951 and has been familiar with the property for some time, having visited the site frequently as a child to see her grandparents. She testified that the property was used consistently and without interruption as a three-apartment dwelling from the 1950s through 1988 when her grandfather passed away and her grandmother came to live with her parents.

Mr. Creamer is a long-time resident of Dundalk and met the Coberly family as a child. He recalls visiting the site in the late 1920s, early 1930s, and was able to confirm that the building

was used then as a multi-family dwelling. Helen Dorff testified that she went to school with one of the Coberly's daughters in the 1930s and was aware of the apartment character of the building during that time frame. She also indicated that she visited Mrs. Coberly in the 1950s, 1960s and 1970s, and that the building was being used as a three-apartment structure during that time. Ms. Campbell testified that she formerly served as a caretaker for Mr. & Mrs. Coberly when they lived on the property and were elderly. After Mr. Coberly died and Mrs. Coberly moved to her son's house, Ms. Campbell leased the first floor apartment and has resided therein since October 1989. She testified that the use of the property as a three-apartment dwelling has been ongoing and without interruption since that time. Mr. Head has known Mr. Coberly since approximately 1947. He indicated that he has assisted Mr. Coberly with repairs and renovations to the building over the years and that the structure has always been used as a multi-family dwelling.

Testimony from the Protestants did not contradict that offered by the Petitioners. The Protestants did express some concerns over an increase in traffic in the area and the number of cars parked outside the home. Apparently, parking has been a problem in the neighborhood for a number of years.

The testimony in this case turns on the credibility of the witnesses. Mr. Coberly was somewhat contradictory in terms of explaining when he moved from his parents' home. At one point in the proceedings, he indicated that it was 1944, and at another, 1946. However, whatever the date, his testimony was consistent that his parents built the dwelling and that it was always used as three-apartments.

I find sufficient corroboration in the testimony of the other witnesses present. Although there was no documentary proof offered, none is necessary. Relief can be granted, based on the collective oral testimony of witnesses, for so long as same is determined to be credible. In this case, I believe that the testimony offered by the witnesses was persuasive to a finding that the use of the subject property as a three-apartment dwelling has been consistent and without interruption since the early 1920s. Thus, I easily find that the three-apartment dwelling on the subject property is nonconforming, as defined by law, and may continue to be used as such consistent with the

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Date

By

requirements of Section 104 of the B.C.Z.R. Moreover, in response to a written Zoning Advisory Committee (ZAC) comment authored by the Office of Planning, it is to be noted that the detached garage is not used for residential purposes and may be used for storage or other incidental purposes, only. The relief granted herein is limited to the three apartments located within the dwelling.

A Zoning Advisory Committee (ZAC) comment was received from Rick Wisnom, Chief of Code Inspections and Enforcement, relative to the subject property's compliance with Baltimore County Code regulations. Under the definition of nonconforming use, as found in Section 101 of the B.C.Z.R. and regulated in Section 104 thereof, a nonconforming designation legitimizes a use that does not conform to the regulations within the B.C.Z.R. I make no judgment as to the applicability of other health and safety codes. Nonetheless, as a condition to the relief granted herein, the Petitioner shall allow reasonable access to the property by an inspector with the Code Enforcement Division.

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 17th day of May, 2001 that the Petition for Special Hearing to approve the nonconforming status and continued use of the subject property as a three-apartment dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

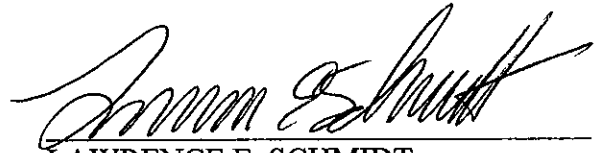
- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen facilities. Moreover, as a condition of approval, the Petitioner shall permit an employee of the Code Enforcement Division of the Department of Permits and Development Management (DPDM) to have access to the property.

ORDER RECEIVED FOR FILING

Date

By

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



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

May 17, 2001

Ralph K. Rothwell, Jr., Esquire
Maslan, Maslan & Rothwell, P.A.
7508 Eastern Avenue
Baltimore, Maryland 21224

RE: PETITION FOR SPECIAL HEARING
W/S Kinship Road, 338' N of the c/l Sunship Road
(116 Kinship Road)
12th Election District – 7th Council District
Paul A. Coberly - Petitioner
Case No. 01-369-SPH

Dear Mr. Rothwell:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Paul Coberly
1914 Midland Road, Baltimore, Md. 21222
Mr. & Mrs. John Coleman, 114 Kinship Road, Baltimore, Md. 21222
Ms. Margaret Rukstelis, 113 Dundalk Avenue, Baltimore, Md. 21222
Ms. Debra Golden, 2115 Merritt Avenue, Dundalk, Md. 21222
Office of Planning; People's Counsel; Case File

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 116 Kinship Road

which is presently zoned DR 5.5

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

the continued non conforming use of the property for a three family multi-family dwelling

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

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

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

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Ralph K. Rothwell, Jr.
Name - Type or Print

Signature

Maslan, Maslan & Rothwell, P.A.

7508 Eastern Avenue 410-282-2700
Company Telephone No.

Baltimore, MD 21224
Address Telephone No.

City State Zip Code

Legal Owner(s):

Paul A. Coberly

Name - Type or Print

Signature

Paul A. Coberly
Name - Type or Print

Signature

1914 Midland Road

Address Telephone No.

Baltimore, MD 21222

City State Zip Code

Representative to be Contacted:

Ralph K. Rothwell, Jr.
Name

7508 Eastern Avenue 410-282-2700

Address Telephone No.

Baltimore, MD 21224

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date 3/21/01

ORDER RECEIVED
DATE 3/17/01
BY [Signature]

Case No. 01-369-SPM

DATE 3/15/98

DESCRIPTION 116 KINSHIP ROAD

Beginning for the same at a point on the west side of Kinship Road (40 feet wide)

distant 338 feet north of the center of Sunship Road, thence being all of Lot 7,

Block 1, as shown on the plat of Section A, Plat No. 2, Dundalk recorded among the plat records of Baltimore County in Plat Book 7 Folio 185.

Containing 4814 square feet or 0.111 acre of land more or less.

Being known as 116 Kinship Road and being located in the Twelfth Election

District of Baltimore County, Maryland



#369

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93039

DATE 3/21/01 ACCOUNT 2001 006 6150

AMOUNT \$ 250.00

RECEIVED FROM: MARILYN MASUDA RETIRED

FOR: CFO SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

369

RECEIPT

DATE 3/21/01 TIME 10:48:29
BY CHIEF OF POLICE AND MAJOR
OFFICE 13469 OF
FOR 500 JOURNAL VERIFICATION
CR NO. 07307
79.00 101 250.00
00.00 01 00 00
BALANCE 0000 0000

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-369-SPH
116 Kinship Road
W/S Kinship Road, 338' N
of Centerline Sunship Road
12th Election District
7th Councilmanic District
Legal Owner(s): Paul A.

Coberly
Special Hearing: to approve the continued non-conforming use of the property for a three family multi-family dwelling

Hearing: Wednesday, May 9, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

JT/4/776 Apr. 24 C464607

CERTIFICATE OF PUBLICATION

4/26/2001

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 4/24/2001.

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

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

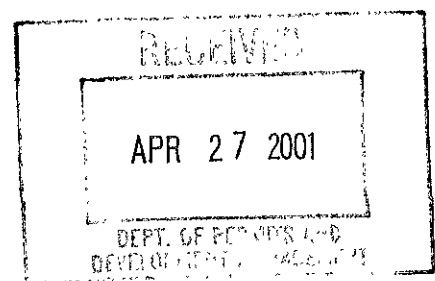
1988-10-15-SP

A notice is hereby given that the following...

The following...

By: David M. ...

City of ...



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number:

01-369 SPH

Petitioner:

Paul A. Coberly

Address or Location:

116 Kinslip Rd Balto. County

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Ralph Rothwell Attorney

Address:

7508 Eastern Ave

Balto Md 21224

Telephone Number:

410 282-2700

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 24, 2001 Issue – Jeffersonian

Please forward billing to:
Ralph Rothwell Jr
7508 Eastern Avenue
Baltimore MD 21224

410 282-2700

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: 01-369-SPH
116 Kinship Road
W/S Kinship Road, 338' N of centerline Sunship Road
12th Election District – 7th Councilmanic District
Legal Owner Paul A Coberly

Special Hearing to approve the continued non-conforming use of the property for a three family multi-family dwelling

HEARING: Wednesday, May 9, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

CDZ

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.



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

April 4, 2001

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: 01-369-SPH
116 Kinship Road
W/S Kinship Road, 338' N of centerline Sunship Road
12th Election District – 7th Councilmanic District
Legal Owner Paul A Coberly

Special Hearing to approve the continued non-conforming use of the property for a three family multi-family dwelling

HEARING: Wednesday, May 9, 2001 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". Below the signature, the initials "GDZ" are written.

Arnold Jablon
Director

C: Ralph K Rothwell Jr, Maslan Maslan & Rothwell PA, 7508 Eastern Avenue,
Baltimore 21224
Paul A Coberly, 1914 Midland Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 24, 2001.**
(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.





Baltimore County
Department of Permits and
Development Management

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

May 4, 2001

Ralph K Rothwell Jr
Maslan Maslan & Rothwell PA
7508 Eastern Avenue
Baltimore MD 21224

Dear Mr. Rothwell:

RE: Case Number: 01-369-SPH, 116 Kinship Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 2001.

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,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GJZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Paul A Coberly, 1914 Midland Road, Baltimore 21222
People's Counsel



HP
5/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2001

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

SUBJECT: 116 Kinship Road

INFORMATION:

Item Number: 01-369

Petitioner: Paul A. Coberly

Zoning: DR

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that it is incumbent upon the petitioner to demonstrate compliance with Section 104 of the BCZR.

The Zoning Commissioner's Office should be advised that the community has expressed concern regarding the increasing number of boarding houses in the area, particularly those that are not well managed.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long
AFK:MAC:



Baltimore County
Fire Department

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

March 29, 2001

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: David Thompson - 364, Jacob Antwerpen - 367,
H-K Real Estate Holdings, Inc. - 368, Paul A. Coberly - 369,
Paul A. Corberly - 370, Patrick Rooney - 371, and McMahon
Investments - Baltimore, LLC - 378.

Location: DISTRIBUTION MEETING OF April 2, 2001

Item No.: 364, 367, 368, 369, 370, 371, and 378

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 - 2 - 01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 369 LTM

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *rc/rbs*

DATE: April 9, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 2, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
364	426 Sherwood Road
367	9400 Liberty Road
368	6631-6635 Baltimore National Pike
369	116 Kinship Road
370	1914 Midland Road
371	Trappe Road Lots 16-20
373	9720 Greenside Drive
377	11 Olivia Court

01-369 SP
01-370 SPH

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

DATE: March 28, 2001

TO: ZAC

FROM: Rick Wisnom

RW

RE: Items 369 & 370

If approved request permits be required so the units can be inspected for code compliance. Units must meet minimum safety requirements. We have concerns regarding basement apartments in particular due to headroom, emergency egress, light and ventilation, and room size requirements. We should proceed with caution as we approve rental units in neighborhoods that are primarily owner occupied single family dwellings.

RE: PETITION FOR SPECIAL HEARING
116 Kinship Road, W/S Kinship Rd,
338' N of c/l Sunship Rd
12th Election District, 7th Councilmanic

Legal Owner: Paul A. Coberly
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-369-SPH

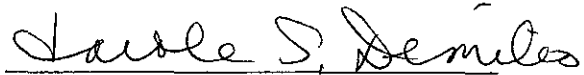
* * * * *

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 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Ralph K. Rothwell, Jr., Esq., Maslan, Maslan & Rothwell, 7508 Eastern Avenue, Baltimore, MD 21224, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

Res
5/9

IN THE CIRCUIT COURT OF MARYLAND FOR: Baltimore County
Located at: Zoning Commission, 401 Bosley Ave.
Room 407, Towson, Md. 21285

* () Civil () Criminal () Trust
* () Juvenile (X) Land Records & Doc.
*
*
*
*
*
*
*
*
*

~~Plaintiff:~~

~~XVS~~ Petitioner: Paul A. Coberly

~~Defendant:~~

CASE # 01-369-SPH & 01-370-SPH

AFFIDAVIT OF SERVICE BY PRIVATE PROCESS SERVER

I, the undersigned, hereby certify as follows:

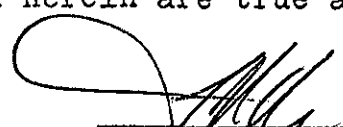
1. That I am a competent private person, over the age of eighteen years and am not a party to this action.

2. That I served process upon Floyd Hoffman at
2 Nortnship Rd.
Balto., Md. 21222

on the 19th day of April 2001, ~~19X~~ at 5:50 o'clock ~~AM~~/pm
by delivering and leaving with the person served: A Subpoena to
appear at hearing 5/9/01 (Copy Attached).

I do solemnly declare and affirm, under penalties of perjury, that the matters and facts set forth herein are true and correct.

The Cost of This Service is: \$ 25.00


Albert M. Collins
Eastern Process Service
407 Essexwood Ct.
Baltimore, Md. 21221
(410) 894-0017

IN RE: PETITION FOR SPECIAL HEARING
116 Kinship Road, W/S Kinship Rd
338'N of c/1 Sunship Rd
12th Election District, 7th Councilmanic

and

1914 Midland Road, NW/S Midland Rd,
320' SW of c/1 Meadow Ln
12th Election District/7th Councilmanic
Legal Owner: Paul A. Coberly, Petitioner

* BEFORE THE

* ZONING COMMISSIONER/
* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 01-369-SPH and 01-370-SPH
* * * * *

SUBPOENA

TO: Mr. Floyd Hoffman
2 Northship Road
Baltimore, MD 21222

285-0072

You are hereby summoned and commanded to be and appear personally before the Zoning
Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 407,

County Courts Building, 401 Bosley Avenue, Towson, Maryland and

to bring _____

on the 9th day of May, 2008, regarding the above-captioned case, for the
at 9:00 a.m.
purpose of testifying at the request of Paul A. Coberly



410 282 2903

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

Shirley M. H. H. H.
ZONING COMMISSIONER/
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Issued: 4/16/01

IN THE CIRCUIT COURT OF MARYLAND FOR: Baltimore County
Located at: Zoning Commission, 401 Bosley Ave.
Room 407, Towson, Md. 21285

* () Civil () Criminal () Trust
* () Juvenile (X) Land Records & Doc.
*
*
*
*
*
*
*
*
*
*
*

Plaintiff:
~~XXXXXX~~
~~XXX~~ Petitioner: Paul A. Coberly CASE # 01-369-SPH & 01-370-SPH
~~Defendant:~~

AFFIDAVIT OF SERVICE BY PRIVATE PROCESS SERVER

I, the undersigned, hereby certify as follows:

1. That I am a competent private person, over the age of eighteen years and am not a party to this action.

2. That I served process upon Charles Head at
1226 Hillshire Rd.
Balto., Md. 21222

on the 19th day of April 2001, ~~19~~ at 5:05 o'clock ~~am~~/pm
by delivering and leaving with the person served: A Subpoena to
to appear at hearing 5/9/01 (Copy Attached).

I do solemnly declare and affirm, under penalties of perjury, that the matters and facts set forth herein are true and correct.

The Cost of This Service is: \$ 25.00


Albert M. Collins
Eastern Process Service
407 Essexwood Ct.
Baltimore, Md. 21221
(410) 894-0017

IN RE: PETITION FOR SPECIAL HEARING
116 Kinship Road, W/S Kinship Rd
338'N of c/l Sunship Rd
12th Election District, 7th Councilmanic

and
1914 Midland Road, NW/S Midland Rd,
320' SW of c/l Meadow Ln
12th Election District/7th Councilmanic
Legal Owner: Paul A. Coberly, Petitioner

* BEFORE THE
* ZONING COMMISSIONER/
* DEPUTY ZONING COMMISSIONER
*
* OF BALTIMORE COUNTY
*
* CASE NO. 01-369-SPH and 01-370-SPH
* * * * *

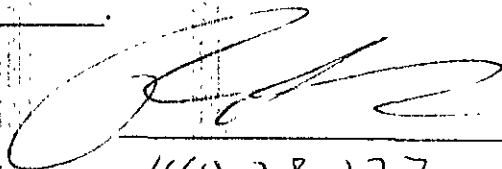
SUBPOENA

TO: Mr. Charles Head
1226 Hillshire Road
Baltimore, MD 21222

282-0327

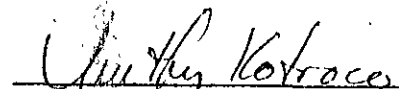
You are hereby summoned and commanded to be and appear personally before the Zoning
Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 407,
County Courts Building, 401 Bosley Avenue, Towson, Maryland and

to bring _____
on the 9th day of May, 2001, regarding the above-captioned case, for the
at 9:00 a.m.
purpose of testifying at the request of Paul A. Coberly


410 28 2770 0

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).


ZONING COMMISSIONER/
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Issued: 4/16/01

IN THE CIRCUIT COURT OF MARYLAND FOR: Baltimore County
Located at: Zoning Commission, 401 Bosley Ave
Room 407, Towson, Md. 21285

~~XXXXXXXXXX~~
~~Plaintiff:~~

~~vs.~~ Petitioner: Paul A. Coberly

~~XXXXXXXXXX~~
~~Defendant:~~

* () Civil () Criminal () Trust
* () Juvenile (X) Land Records & Doc.
*
*
*
*
*
*
*
*
*

CASE # 01-369-SPH & 01-370-SPH

AFFIDAVIT OF SERVICE BY PRIVATE PROCESS SERVER

I, the undersigned, hereby certify as follows:

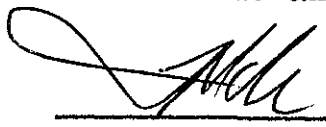
1. That I am a competent private person, over the age of eighteen years and am not a party to this action.

2. That I served process upon Helen Dorff at
1315 Chesaco Ave. Apt. 324
Balto., Md. 21237

on the 19th day of April 2001, ~~XXXX~~ at 4:40 o'clock ~~am~~ pm
by delivering and leaving with the person served: A Subpoena to
appear at hearing 5/9/01 (Copy Attached).

I do solemnly declare and affirm, under penalties of perjury,
that the matters and facts set forth herein are true and correct.

The Cost of This Service is: \$ 25.00


Albert M. Collins
Eastern Process Service
407 Essexwood Ct.
Baltimore, Md. 21221
(410) 894-0017

IN RE: PETITION FOR SPECIAL HEARING
116 Kinship Road, W/S Kinship Rd
338' N of c/l Sunship Rd
12th Election District, 7th Councilmanic

and
1914 Midland Road, NW/S Midland Rd,
320' SW of c/l Meadow Ln
12th Election District/7th Councilmanic
Legal Owner: Paul A. Coberly, Petitioner

* BEFORE THE
* ZONING COMMISSIONER/
* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 01-369-SPH and 01-370-SPH
* * * * *

SUBPOENA

TO: Mrs. Helen Dorff
1315 Chesaco Avenue
Baltimore, MD 21237

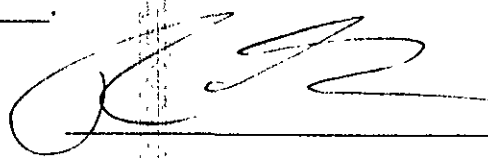
866-0324
APR 324

You are hereby summoned and commanded to be and appear personally before the Zoning
Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 407,

County Courts Building, 401 Bosley Avenue, Towson, Maryland and

to bring _____

on the 9th day of May, 2001, regarding the above-captioned case, for the
at 9:00 a.m.
purpose of testifying at the request of Paul A. Coberly



4102822700

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

Anthony Kotroco
ZONING COMMISSIONER/
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Issued: 4/16/01

IN THE CIRCUIT COURT OF MARYLAND FOR: Baltimore County
Located at: Zoning Commission, 401 Bosley Ave.
Room 407, Towson, Md. 21205

* () Civil () Criminal () Trust
* () Juvenile (X) Land Records & Doc.
*
*
*
*
*
*
*
*
*
*

X ~~XXXXXXXXXX~~
X Petitioner: Paul A. Coberly CASE # 01-369-SPH & 01-370-SPH
X Defendant: X

AFFIDAVIT OF SERVICE BY PRIVATE PROCESS SERVER

I, the undersigned, hereby certify as follows:

1. That I am a competent private person, over the age of eighteen years and am not a party to this action.

2. That I served process upon James Creemer at
103 Center Place, Apt. 212
Balto., Md. 21222

on the 19th day of April 2001, ~~XXX~~ at 5:35 o'clock ~~AM~~ pm
by delivering and leaving with the person served: A Subpoena to
appear at hearing 5/9/01 (Copy Attached).

I do solemnly declare and affirm, under penalties of perjury,
that the matters and facts set forth herein are true and correct.

The Cost of This Service is: \$ 25.00


Albert M. Collins
Eastern Process Service
407 Essexwood Ct.
Baltimore, Md. 21221
(410) 894-0017

IN RE: PETITION FOR SPECIAL HEARING
116 Kinship Road, W/S Kinship Rd
338' N of c/l Sunship Rd
12th Election District, 7th Councilmanic

and
1914 Midland Road, NW/S Midland Rd
320' SW of c/l Meadow Ln
12th Election District/7th Councilmanic
Legal Owner: Paul A. Coberly, Petitioner

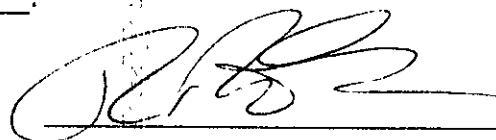
* BEFORE THE
* ZONING COMMISSIONER/
* DEPUTY ZONING COMMISSIONER
*
* OF BALTIMORE COUNTY
*
* CASE NO. 01-369-SPH and 01-370-SPH
*
* * * * *

SUBPOENA

TO: Mr. James Creamer
103 Center Place, Apt. 212
Baltimore, MD 21222

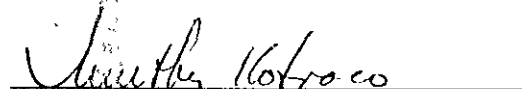
284 8376

You are hereby summoned and commanded to be and appear personally before the Zoning
Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 407,
County Courts Building, 401 Bosley Avenue, Towson, Maryland and
to bring _____
on the 9th day of May, 2001, regarding the above-captioned case, for the
at 9:00 a.m.
purpose of testifying at the request of Paul A. Coberly


410 282 2700

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).


ZONING COMMISSIONER/
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Issued: 4/16/01



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-0544	Property No. 12-03-048670	Zoning: DRS-5
Name(s): Paul A Coberly		
Address: 1914 Thidland Rd 21222		
Violation Location: 116 Kinship Rd 1930		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

101-102.1 1B01.1A 402

**Illegal Conversion from
a single family dwelling**

**Restore back to One Family
dwelling Cease use of apartments**

3 RPT

10-15

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: **3-9-01**

Date Issued: **2-9-01**

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: **ROBIN CLARK**

INSPECTOR: **Robyn Clark**

STOP WORK NOTICE

PURSUANT TO INSPECTION 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:

Not Later Than:

Date Issued:

INSPECTOR:

VIOLATION SITE

#369

May 11, 2001

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County

**CASE # 01-369-SPH
116 KINSHIP ROAD
HEARING 5/9/01**

RE: APARTMENT OCCUPANCY SINCE 1980 AT 116 KINSHIP ROAD

ATTIC (referred to as the third floor apartment)

In 1980 the unit was occupied and shared a kitchen and bath with the second floor unit. After the tenant moved sometime in the 1980's it was not rented again.

CELLAR (referred to as the basement apartment)

This unit was not occupied when we moved to 114 Kinship in 1980. This unit was occupied after the senior Mr. Coberly died in 1988. My husband believes that the cellar was not made into an "apartment" until after Mr. Coberly died in 1988.

The cellar unit started to be occupied in early 1990. There were a series of occupants and the last tenants moved in February or March 2001 after Mr. Coberly told them that the house was becoming a single family home. I'm sure that this unit was vacant for over a year at some point in early 1990 because I remember calling code enforcement to report it. Code enforcement told me that if it was fixed up it could be rented again.

SECOND FLOOR UNIT

The second floor unit has been occupied since 1980 by a number of different tenants.

FIRST FLOOR UNIT

The first floor became an apartment in 1989, after the senior Mr. Coberly died in 1988. This unit has been occupied by the nursing assistant, who took care of the old couple, since 1989.

REGARDING SEPARATE ENTRANCES:

CELLAR

The cellar unit can be accessed from the kitchen on the first floor.

Page 2 116 Kinship Road Hearing # 01-369-SPH

SECOND FLOOR UNIT

The second floor unit has a side entrance, and as far I can figure out can be accessed from the front door of the house, and back door of the house. How else would the first floor tenant be able to get from the kitchen in the back of the house to the front porch of the house without going outside.

FIRST FLOOR UNIT

The first floor unit can theoretically be accessed by all doors to this house - back, front and side.

ATTIC

The attic was accessed from the side door. I recall calling code enforcement regarding the attic unit having only one entrance and exit with no fire escape. Code enforcement found nothing wrong with this arrangement.

FINAL CONCLUSION:

In other words **ALL UNITS** can be accessed by all the doors of this house - front, back and side.

Sincerely,



Ruth Coleman
114 Kinship Road
Baltimore, MD 21222
Phone: 410-282-1163 H
410-550-0477 W

FAX

TO: Mr. Lawrence Schmidt
Zoning Commisioner
Baltimore County

FM: Ruth Coleman

RE: Case #01-369-SPH 116 Kinship Road Hearing May 9, 2001

DATE: May 11, 2001

Three pages including cover



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

May 23, 2003

Mr. Paul A. Coberly
1914 Midland Rd.
Baltimore, MD 21222

Dear Mr. Coberly:

Re: 116 Kinship Road, 21222

According to a letter received in this office, the above referenced property has been vacant for more than one year. In the decision made by the Zoning Commissioner. (01-369-SPH), the property will now have to revert back to a single family dwelling. (§ 104). Therefore the non-conforming use shall terminate.

Sincerely,

A handwritten signature in dark ink, appearing to read "Raymond S. Wisnom, Jr.".

Raymond S. Wisnom, Jr., Chief
Code Inspections and Enforcement

RSW/jaf
C: Ruth Coleman

Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

NEIGHBORHOOD PETITION

IN PROTEST OF DECLINING PROPERTY VALUES IN
OLD DUNDALK, MARYLAND

THE SINGLE FAMILY PROPERTY NAMED BELOW, IS USED AS A 3 TO 4 UNIT APARTMENT HOUSE IN OUR NEIGHBORHOOD OF SINGLE FAMILY, OWNER OCCUPIED HOMES.

THIS KIND OF ARRANGMENT LOWERS OUR PROPERTY VALUES, AND CONTRIBUTES TO THE BLIGHT OF OUR AREA. IF YOU PROTEST THIS ARRANGEMENT PLEASE SIGN THE PETITION WHICH WILL BE PRESENTED AT THE HEARING ON WEDNESDAY MAY 9, 2001. THANK YOU.

CASE NUMBER: 01-369-SPH

116 Kinship Road

Location: W/S Kinship Road, 338' N of centerline Sunship Road

7th Councilmanic District, 12th Election District

Legal Owner: Paul A. Coberly

Contract Purchaser: N/A

SPECIAL HEARING to approve the continued non-conforming use of the property for a three family multi-family dwelling.

Hearing: Wednesday, 05/09/2001 at 9:00 a.m., Rm 407 Co Cts Bldg 401 Bosley

Name	Address	Phone
Ruth Beck Coleman	114 Kinship Rd	282-1163
Jackie Manzano	112 KINSHIP RD	282-3855
Vivian Aldridge	118 Kinship Rd	285-8722
George Vickers	7 Liberty PKWY	285-4380
Pat Vickers	7 Liberty PKWY	285-4380
John Cook	111 Dundalk Ave	285-4518
Edwin Garrett	111 Dundalk Ave	285-4518
Margaret Rudsteln	113 Dundalk Ave	285-1878
Regina Rudsteln	113 DUNDALK AVE	285-1878
Robert & Shirley Stranath	119 Dundalk Ave	410-288-5048
A.A. Bernard	112 KINSHIP RD	282-3855 282-64-
Lucille Judy	105 Kinship Rd.	284-2423
Cathy Shillott	99 KINSHIP RD	
Kimberly S. Chella	103 Kinship Rd	285-5223

**IN PROTEST OF DECLINING PROPERTY VALUES IN
OLD DUNDALK, MARYLAND**

THIS KIND OF ARRANGMENT LOWERS OUR PROPERTY VALUES, AND CONTRIBUTES TO THE BLIGHT OF OUR AREA. IF YOU PROTEST THIS ARRANGEMENT PLEASE SIGN THE PETITION WHICH WILL BE PRESENTED AT THE HEARING ON WEDNESDAY MAY 9, 2001. THANK YOU.

Hearing: Wednesday, 05/09/2001 at 9:00 a.m., Rm 407 Co Cts Bldg 401 Bosley

[illegible]

Red No 2

THIS DEED, made this 11th day of DECEMBER, 1995, by and between PAUL A. COBERLY, ART B. COBERLY and EDITH L. CLARK, of Baltimore County, State of Maryland, of the first part, and PAUL A. COBERLY, of the second part.

WITNESSETH, that in consideration of the sum of Forty Thousand Dollars (\$40,000.00) and other good and valuable considerations, the said PAUL A. COBERLY, ART B. COBERLY and EDITH L. CLARK, do grant and convey unto the said PAUL A. COBERLY, for and during the term of his natural life, and with full and absolute powers in him and remainder over, as hereinafter provided, and subject to the powers and limitations hereinafter mentioned, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING that certain lot or piece of land and premises situate, lying and being in Dundalk, Baltimore County, Maryland, being Lot Number Seven (7) in Block Number One (1) as shown on Plat Number Two, Section A of Dundalk, recorded among the Land Records of Baltimore County aforesaid in Plat Book W.P.C. No. 7, Folio 185. The improvements thereon being known as No. 116 Kinship Road.

BEING the same lot of ground, which by Deed dated December 21, 1993, and recorded among the Land Records of Baltimore County in Liber 10323, folio 722, was granted and conveyed by Paul A. Coberly and Edith L. Clark, Personal Representatives of the Estate of Elva Coberly, deceased, unto Paul A. Coberly, Art B. Coberly and Edith L. Clark, the Grantors herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or otherwise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises unto and to the use of PAUL A. COBERLY for the term of his natural life with full power and the authority to him to sell, lease, convey, mortgage or otherwise dispose of said property or any part thereof, or any interest therein, including the absolute interest

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

1/4/96

RECEIVED FOR TRANSFER

Department of

Revenue & Taxation

Baltimore County

1/4/96

1/4/96

By

therein, including both life estate and remainder at any time during his natural life, except by Last Will and Testament, and the proceeds of any sale or lease thereof or money borrowed or secured by any mortgage thereof to take and expend or dispose of in such manner as he sees fit or to consume for his own purposes without obligation on the part of the purchaser, mortgagee, lessee or grantee to see to the application of the purchase money or money so borrowed or any money which may be the proceeds of any sale, mortgage, lease or disposition of any part of or any interest in said property, and from and immediately after the death of the said PAUL A. COBERLY as to so much thereof or any interest therein as shall not have been disposed of by him then unto DIANE JONES, SAUNDRA JACKSON, DEBORAH SANDHU and SHARON BURGHAUSER, as joint tenants, and not as tenants in common, the survivor of them and the survivors' heirs and assigns, in fee simple.

AND the said PAUL A. COBERLY, ART B. COBERLY and EDITH L. CLARK hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

WITNESS:

[Signature]
[Signature]
[Signature]

[Signature] (SEAL)
 PAUL A. COBERLY
[Signature] (SEAL)
 ART B. COBERLY
[Signature] (SEAL)
 EDITH L. CLARK

STATE OF MARYLAND, COUNTY OF BALTIMORE, To wit:

I HEREBY CERTIFY that on this 11th day of December, 1995, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared PAUL A. COBERLY, one of the Grantors named in the above Deed, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

Barbara A. Black
NOTARY PUBLIC



My Commission Expires: 11/1/99

STATE OF Virginia, City Chesapeake, COUNTY OF Chesapeake, To wit:

I HEREBY CERTIFY that on this 5th day of December, 1995, before me, the subscriber, a Notary Public of the State of Virginia, in and for Virginia Beach County aforesaid, personally appeared ART B. COBERLY, one of the Grantors named in the above Deed, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

Victoria M. Moulton
NOTARY PUBLIC

My Commission Expires: My Commission Expires December 31, 1999

STATE OF Georgia, COUNTY OF Cobb, To wit:

I HEREBY CERTIFY that on this 27th day of Nov., 1995, before me, the subscriber, a Notary Public of the State of Georgia, in and for Cobb County aforesaid, personally appeared EDITH L. CLARK, one of the Grantors named in the above Deed, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

Deborah Wheelock
NOTARY PUBLIC

My Commission Expires: Notary Public, Cobb County, Georgia
My Commission Expires May 8, 1998

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.

Myles F. Friedman
MYLES F. FRIEDMAN

040582 JAN-30

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMORE

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(☐ Check Box if Addendum Intake Form is Attached.)

1 Type(s)
of Instruments

2 Conveyance Type
Check Box

3 Tax Exemptions
(if Applicable)
Cite or Explain Authority

4 Consideration
and Tax
Calculations

5 Fees

6 Description of
Property
SDAT requires
submission of all
applicable information.
A maximum of 40
characters will be
indexed in accordance
with the priority cited in
Real Property Article
Section 3-104(g)(3)(i).

7 Transferred
From

8 Transferred
To

9 Other Names
to Be Indexed

10 Contact/Mail
Information

☒ Deed ☐ Mortgage ☐ Other ☐ Other
Deed of Trust Lease
Improved Sale Unimproved Sale Multiple Accounts Not an Arms-
Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9]

Recordation
State Transfer
County Transfer

Consideration Amount

Purchase Price/Consideration \$ 40,000.00
Any New Mortgage \$ - - -
Balance of Existing Mortgage \$ - - -
Other: \$ - - -
Other: \$ - - -
Full Cash Value \$ 40,000.00

Amount of Fees Doc. 1
Recording Charge \$ 20.00
Surcharge \$ 5.00
State Recordation Tax \$ 200.00
State Transfer Tax \$ 200.00
County Transfer Tax \$ 600.00
Other \$ - - -
Other \$ - - -

District Property Tax ID No. (1) Grantor Liber/Folio Map
12 12-03-048670 10323/722
Subdivision Name Lot (3a) Block (3b) Sect/AR(3c)

Location/Address of Property Being Conveyed (2)

116 Kinship Road

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

Doc. 1 - Grantor(s) Name(s)
PAUL A. COBERLY, ART B. COBERLY and
EDITH L. CLARK
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

Doc. 2 - Grantor(s) Name(s)
Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

Doc. 1 - Grantee(s) Name(s)
PAUL A. COBERLY

Doc. 2 - Grantee(s) Name(s)

New Owner's (Grantee) Mailing Address

1914 Midland Road - Dundalk, MD 21222

Doc. 1 - Additional Names to be Indexed (Optional)

Doc. 2 - Additional Names to be Indexed (Optional)

Instrument Submitted By or Contact Person

Name: MYLES F. FRIEDMAN, ESQUIRE
Firm: FRIEDMAN, GARCIA & FRIEDMAN
Address: 2 Dunmanway - Suite 215
Dundalk, MD 21222 Phone: (410) 284-6060

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
Yes ☒ No Will the property being conveyed be the grantee's principal residence?
Yes ☒ No Does transfer include personal property? If yes, identify:
Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:
Year 19	19	Geo. Zoning Use Town Cd.	Sub. Plat. Section Ex. Cd.
Land		Map Grid	Block Lot
Buildings		Parcel	Occ. Cd.
Total		Ex. St.	

REMARKS:

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer

IMP. FD. SURE \$ 5.00
RECORDING FEE 20.00
RECORDATION 200.00
TR. TAX STATE 200.00
TOTAL 425.00
FEE # BAO1 REPT # 11420
SM: DM BIK # 1371
JAN 22, 1996 16:44

03A91#01931LTRIX
BA C002:02PM01-03-96

\$600.00



D.R. 5.5

SITE

BL

PARKING AREA

D.R. 10.5

BL

BL

D.R. 10.5

BL

D.R. 10.5

BL

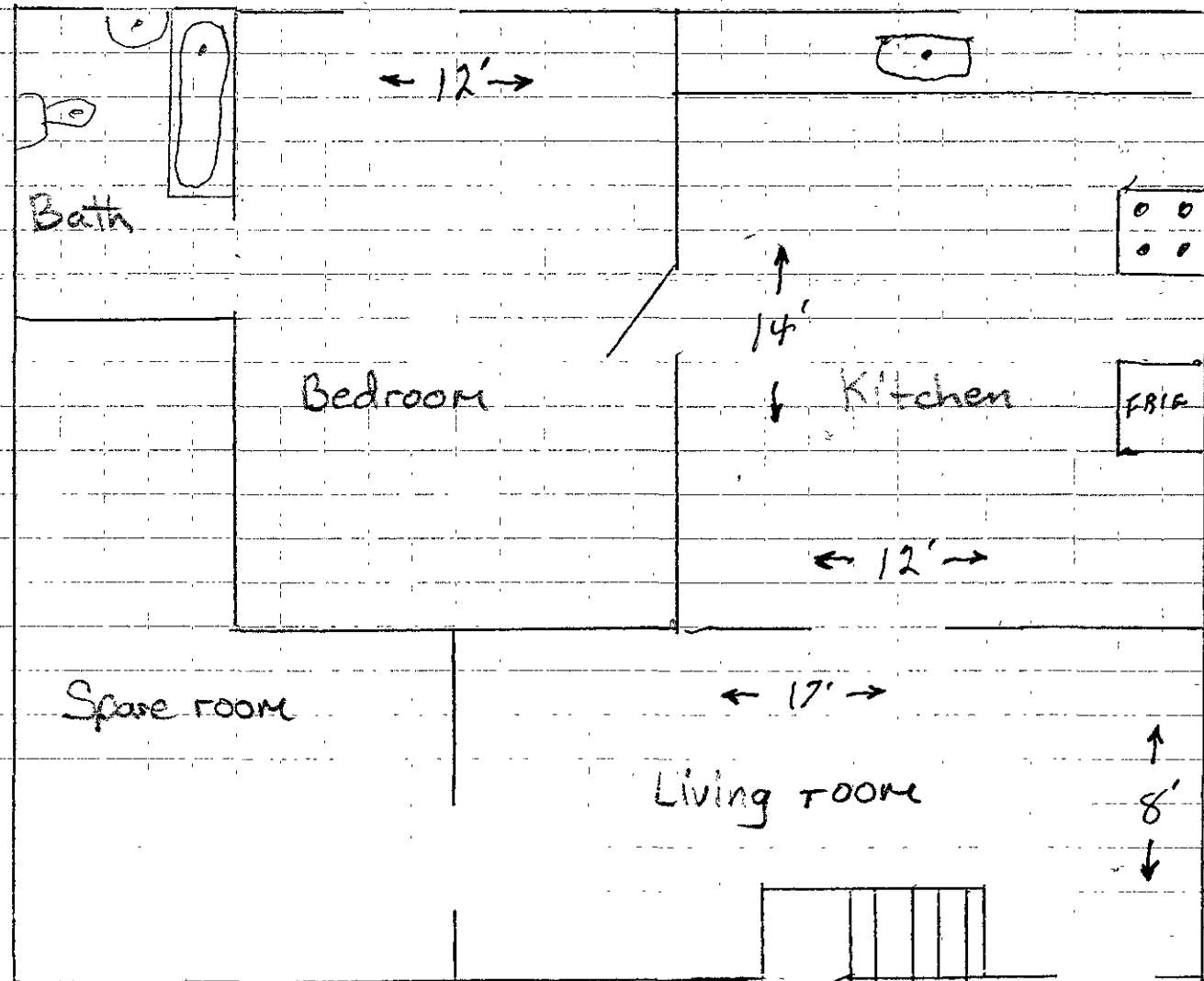
BL

BL

116 KINSHIP ROAD
ZONING MAP S.E. 4-E
SCALE: 1" = 200'

#369

apt A 116 Kinslip



3A

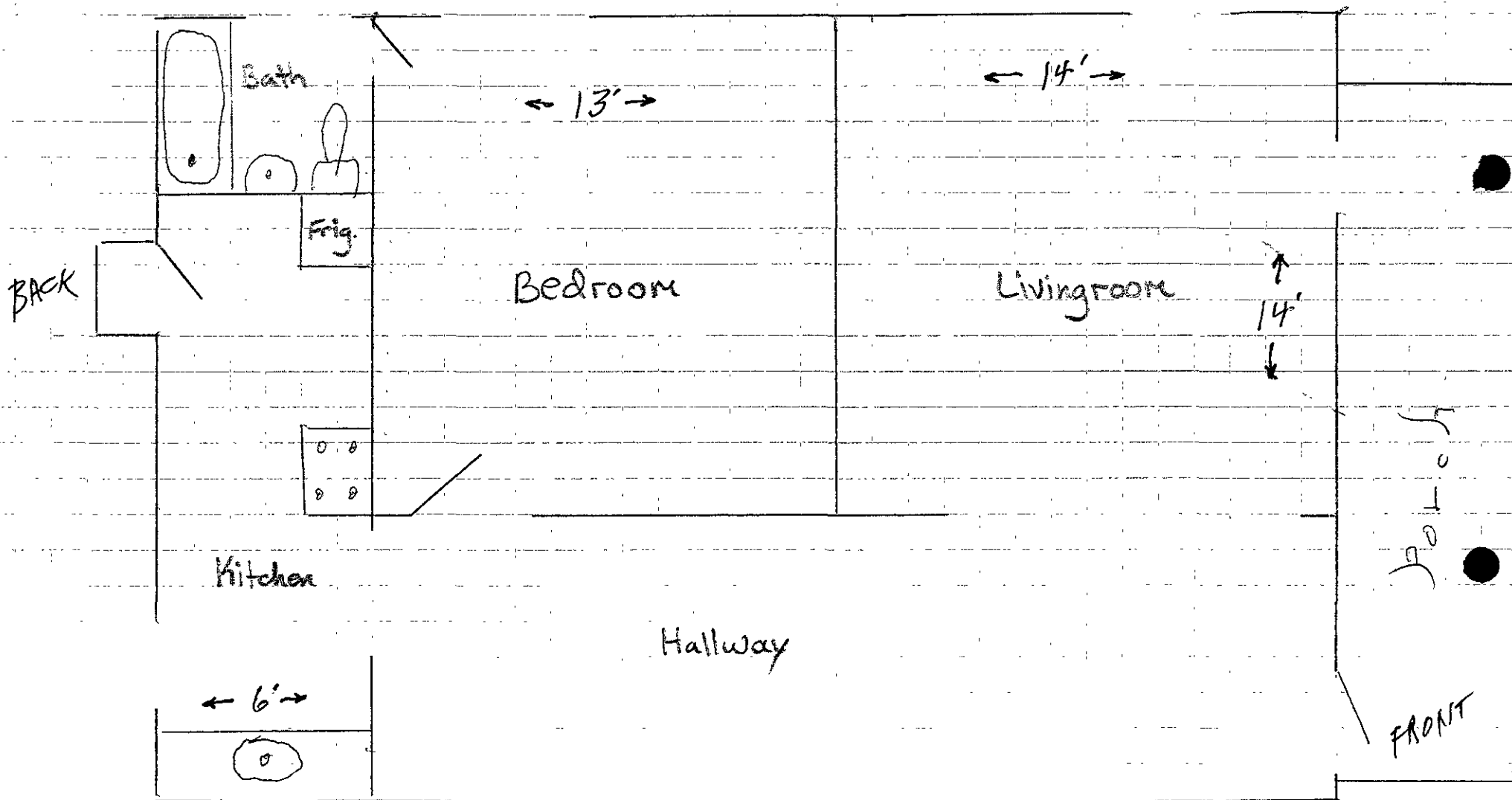
ENTER

C

Paul A. Coberly
1914 Midland Rd
Baltimore, MD 21222-4642

apt B 116 Kinship

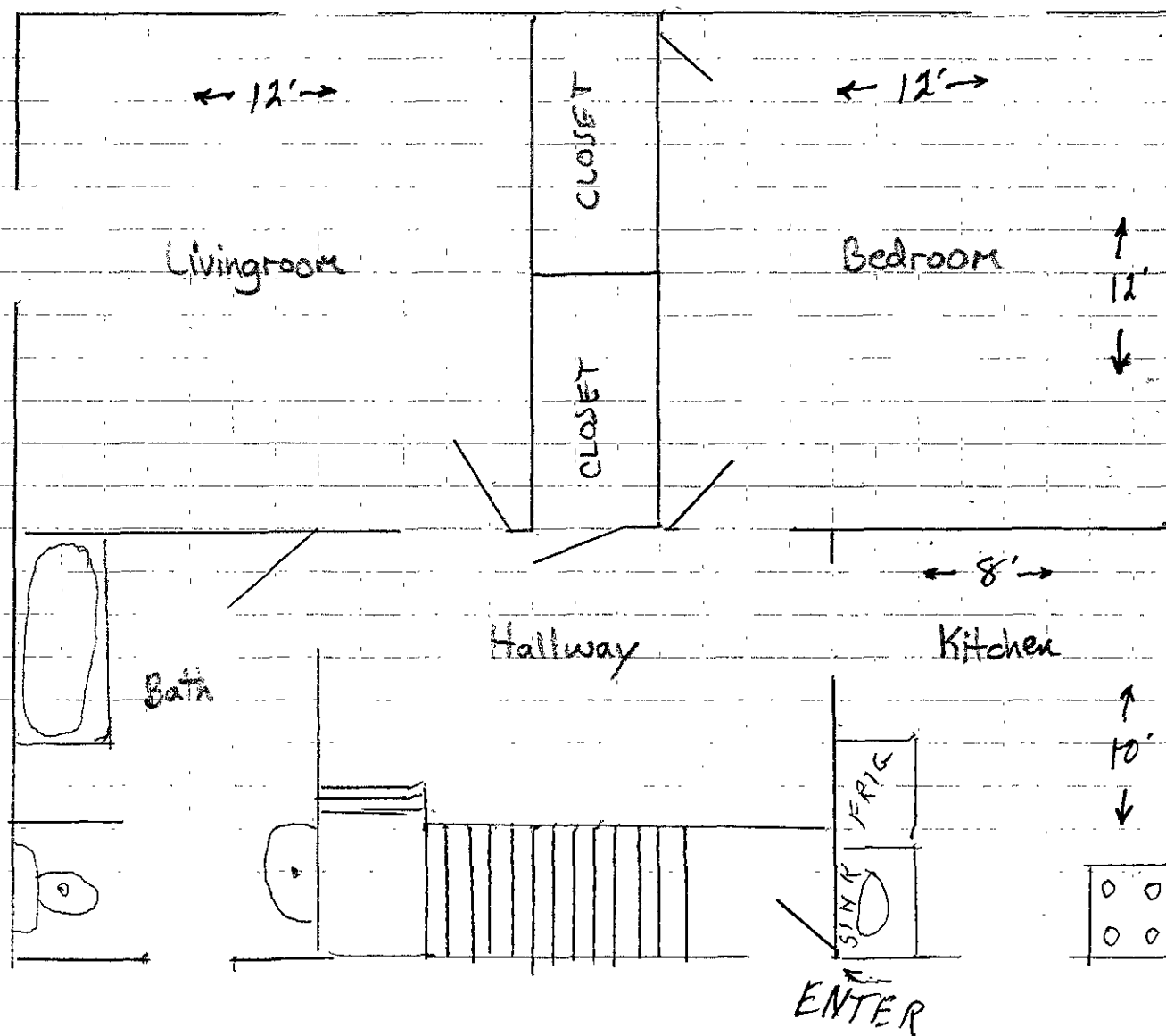
1st 3B



C

Paul A. Coberly
1914 Midland Rd
Baltimore, MD 21222-4642

Apt C 116 Kinship



Feb 3/

116 Kinship Road
Zoning Hearing 5/9/01

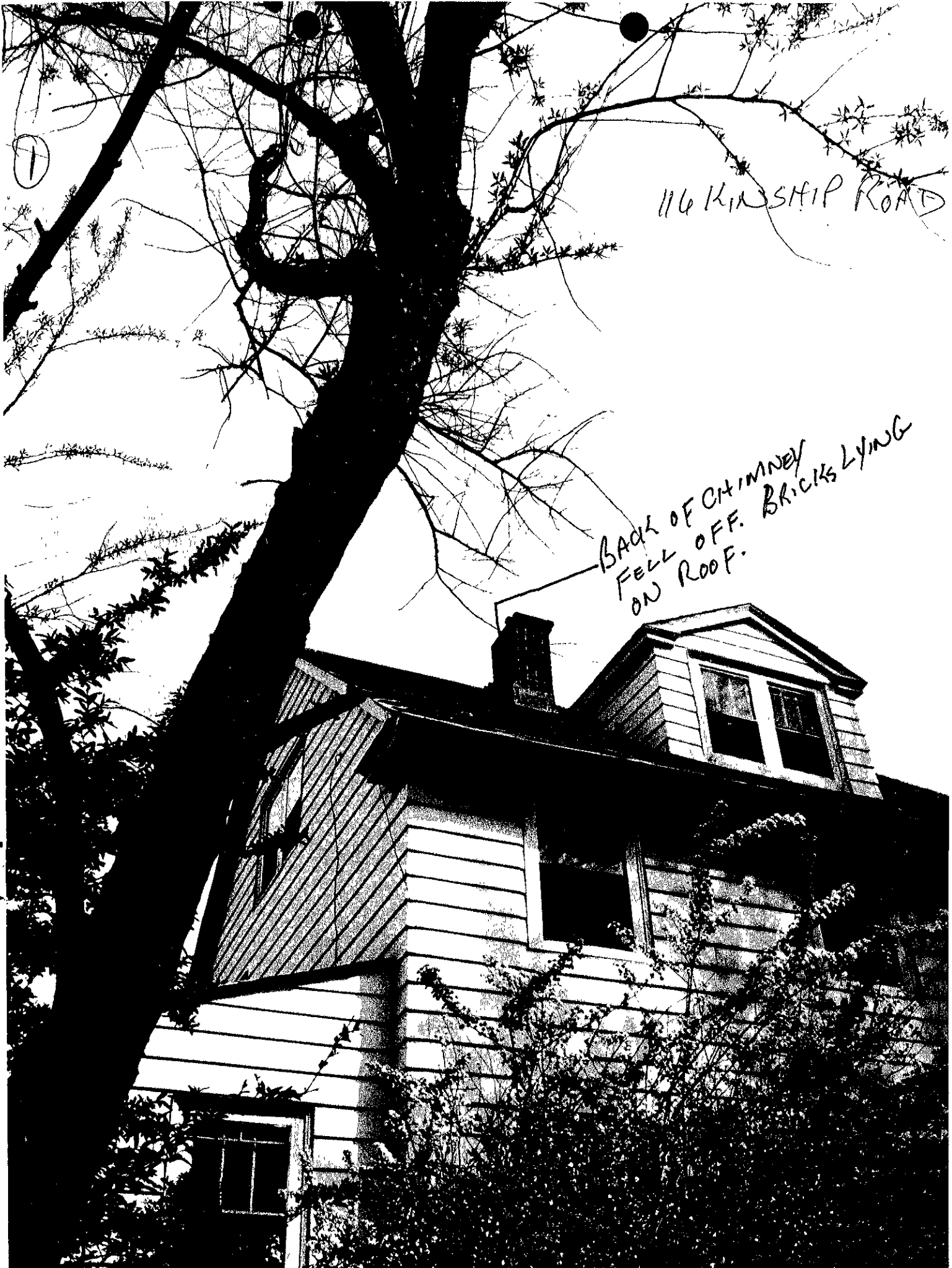
The following code violations exist for 116 Kinship Road, Baltimore, MD 21222

1. Half of chimney fell off – bricks lying on top of roof, apparent if viewed from alley.
2. One brick resting against vent pipe for about 15 years
3. Main roof falling off
4. Porch roofs – tar paper laid over shingles for repair.
5. Rear porch roof rotting – apparent if looked at from the alley
6. Side steps crumbling
7. Two appliances on back porch for about 2 years
8. Garage windows broken
9. Third window side of front porch broken for a least 10 years – just fixed a few weeks ago (4/01)
10. Heat controlled from the first floor apartment for rest of the apartments
11. Shower in cellar apartment hooked up to laundry tub
12. Lets grass grow high before mowing
13. Never rakes leaves or shovels snow
14. Holes in roof – saw squirrels go in – has since been repaired with something metal

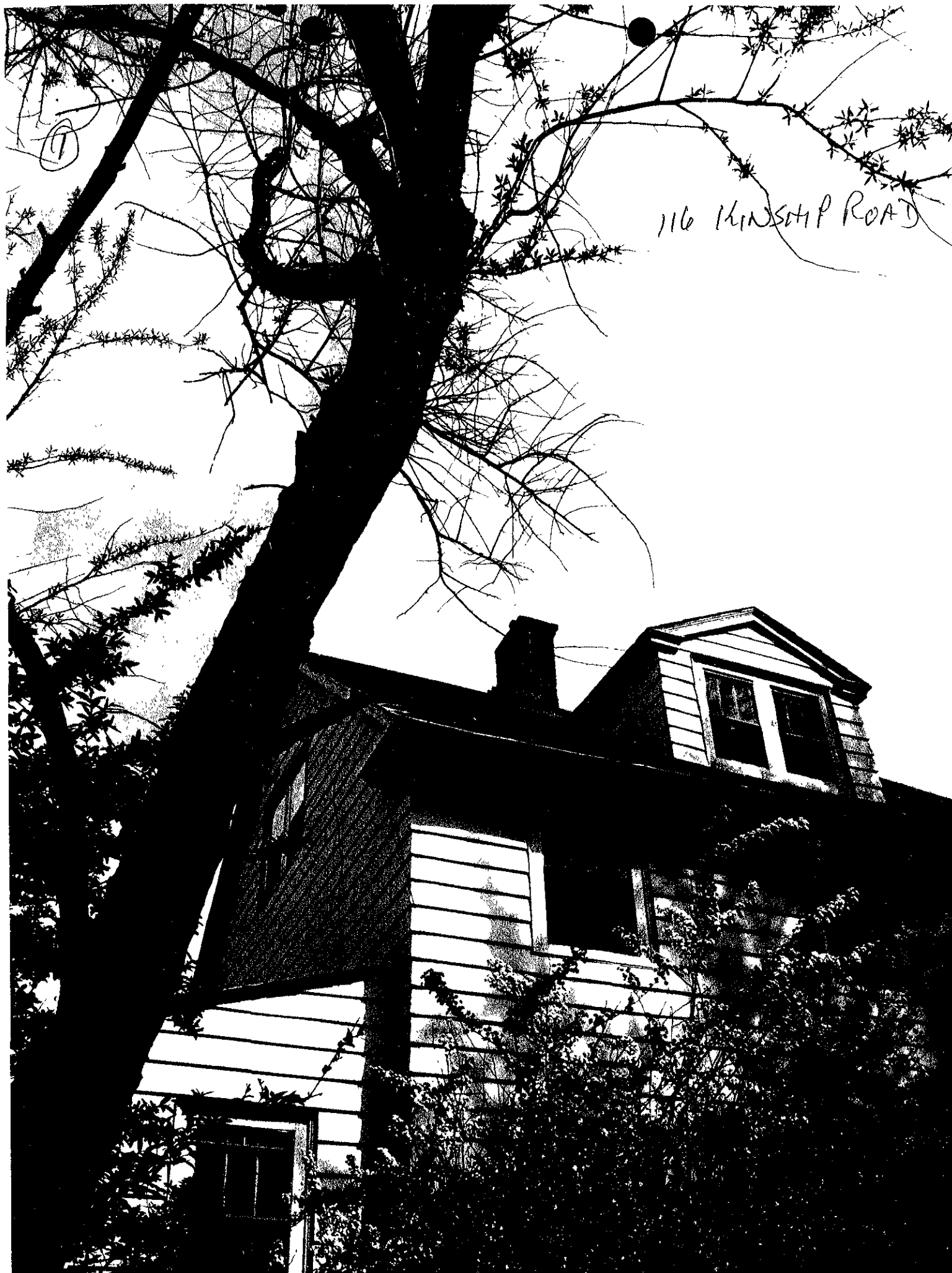


116 KINSHIP ROAD

BACK OF CHIMNEY
FELL OFF. BRICKS LYING
ON ROOF.







116 KINSHIP ROAD

2
4
3
x
14

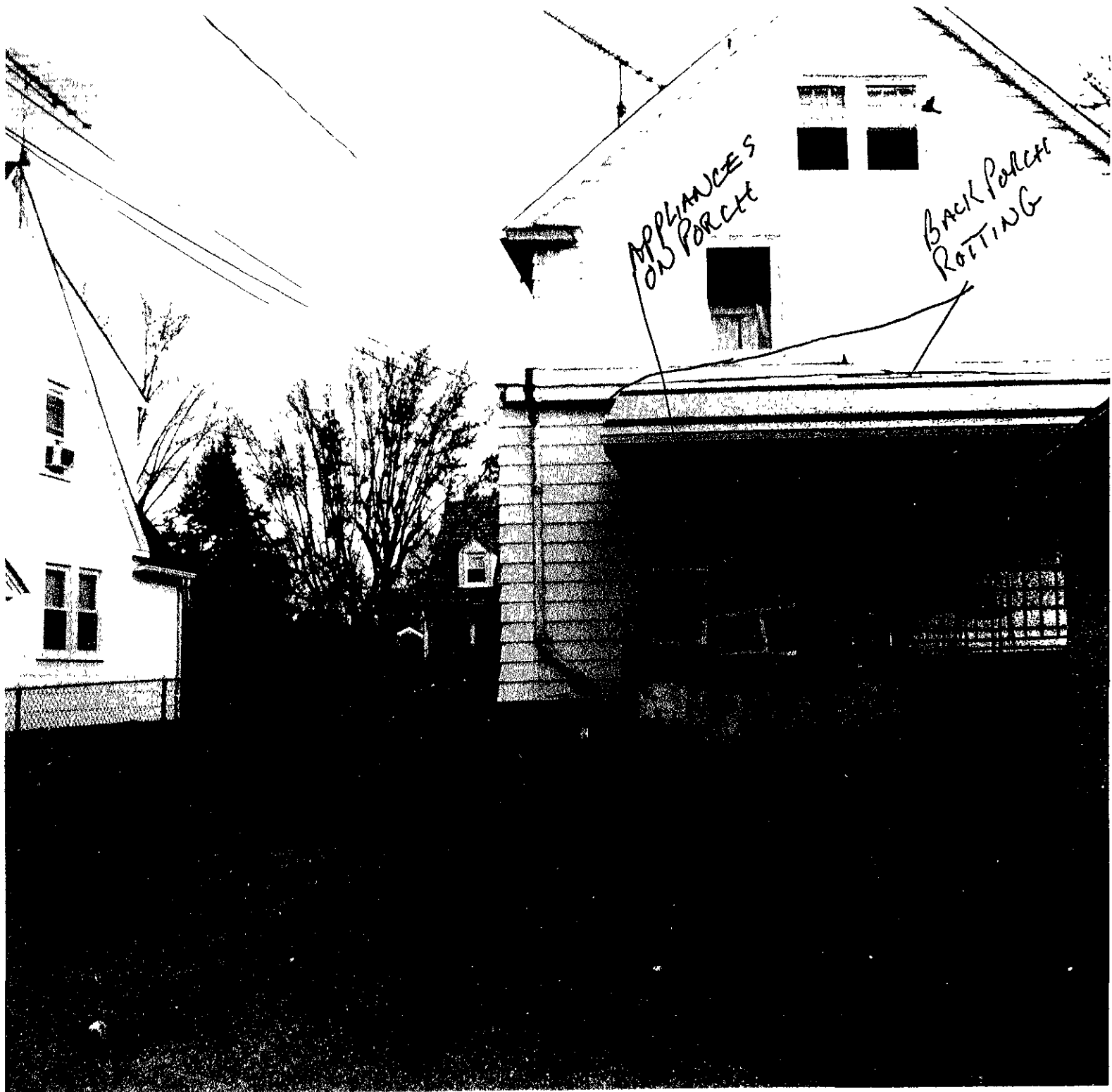


ROOF PATCH

BRICK

116 KINSHIP ROAD

587

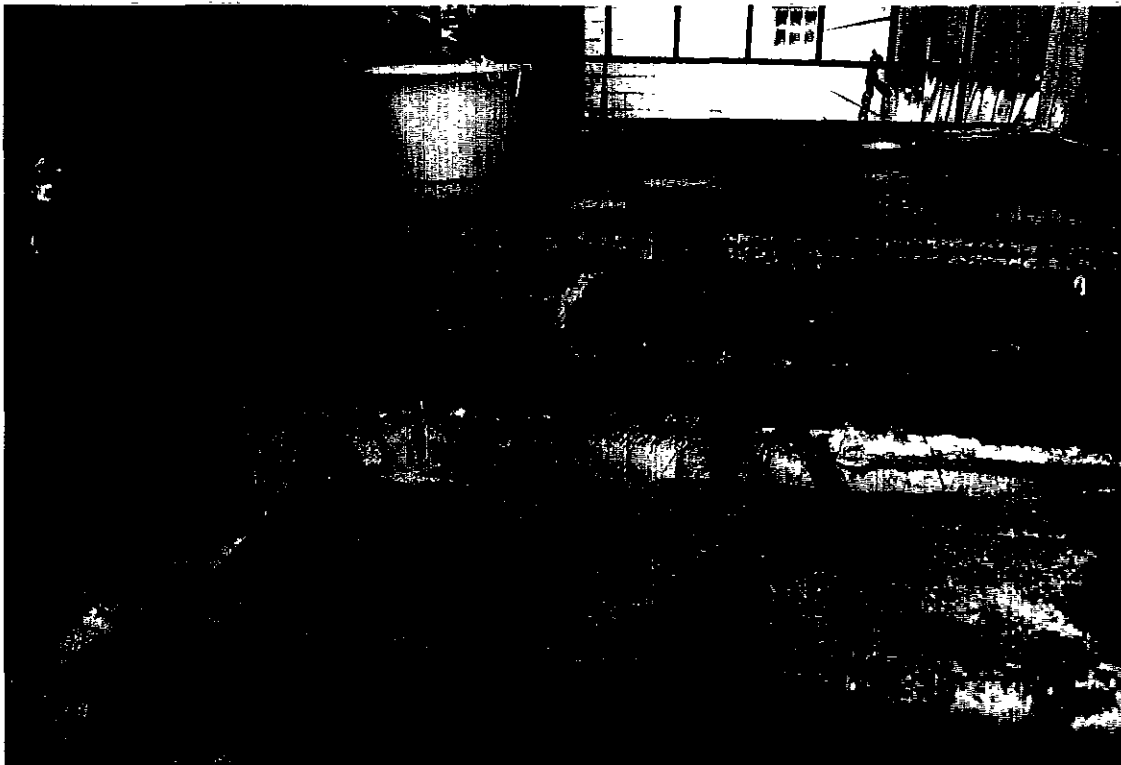


116 KINGSHIP
ROAD



6:

SIDE STEPS



116 KINSHIP RD.

6

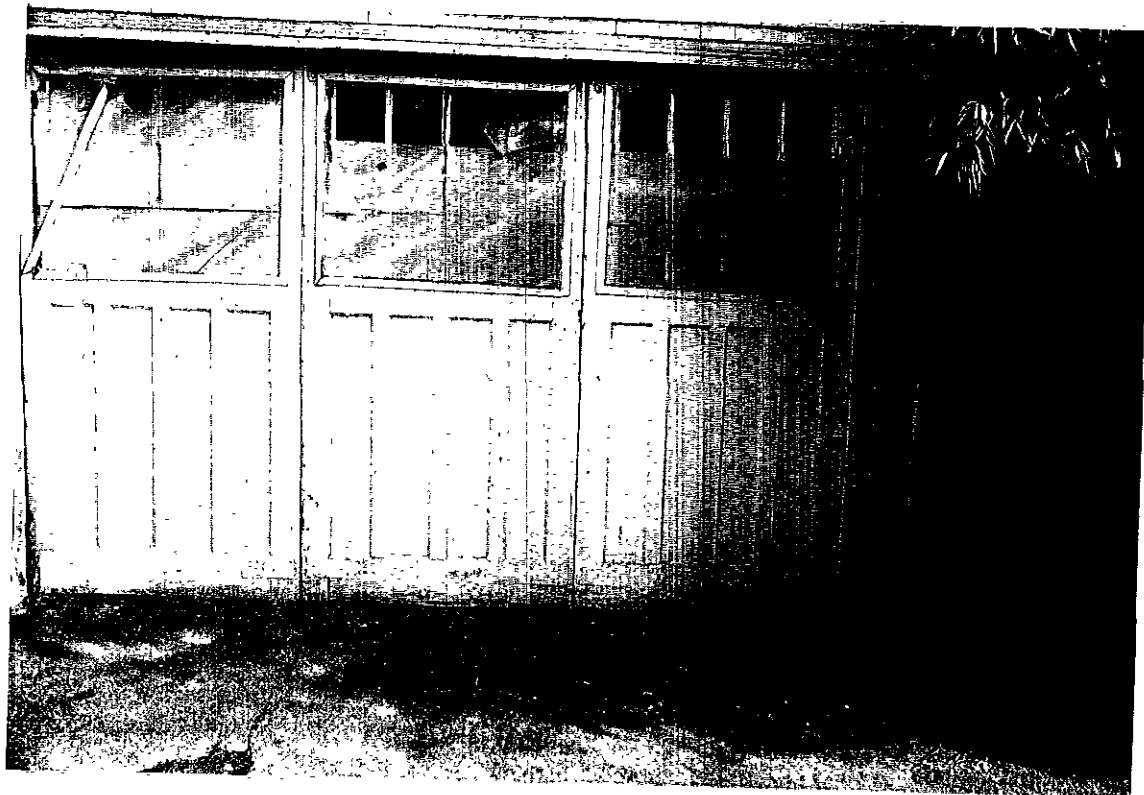
SIDE STEPS



110 KINGSHIP ROAD

8...

GARAGE



116 KINSHIP ROAD

9.

HOLE IN
WINDOW

JUST FIXED
LAST MONTH 4/01

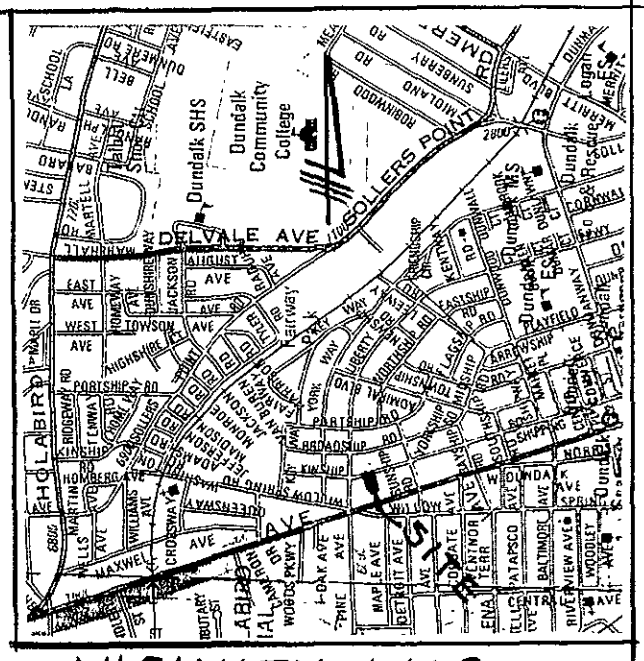
116 KINSHIP
ROAD



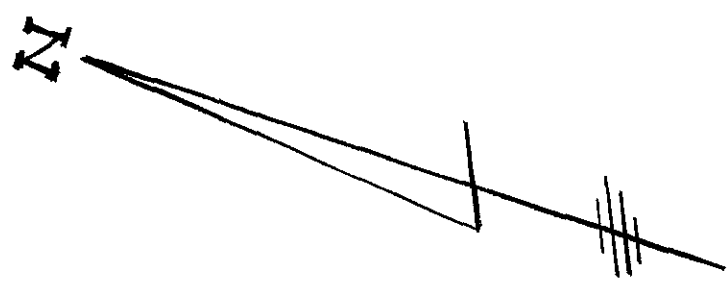
NOTES:

1. EXISTING ZONING = DR.5.5 (S.E. 4-E)
2. LOT AREA = 4814 S.F. = 0.111 AC. ±
3. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
4. THIS SITE HAS NO PRIOR ZONING HEARINGS OR HISTORY
5. OWNER: PAUL A. COBERLY
1914 MIDLAND RD.
BALTO., MD. 21222

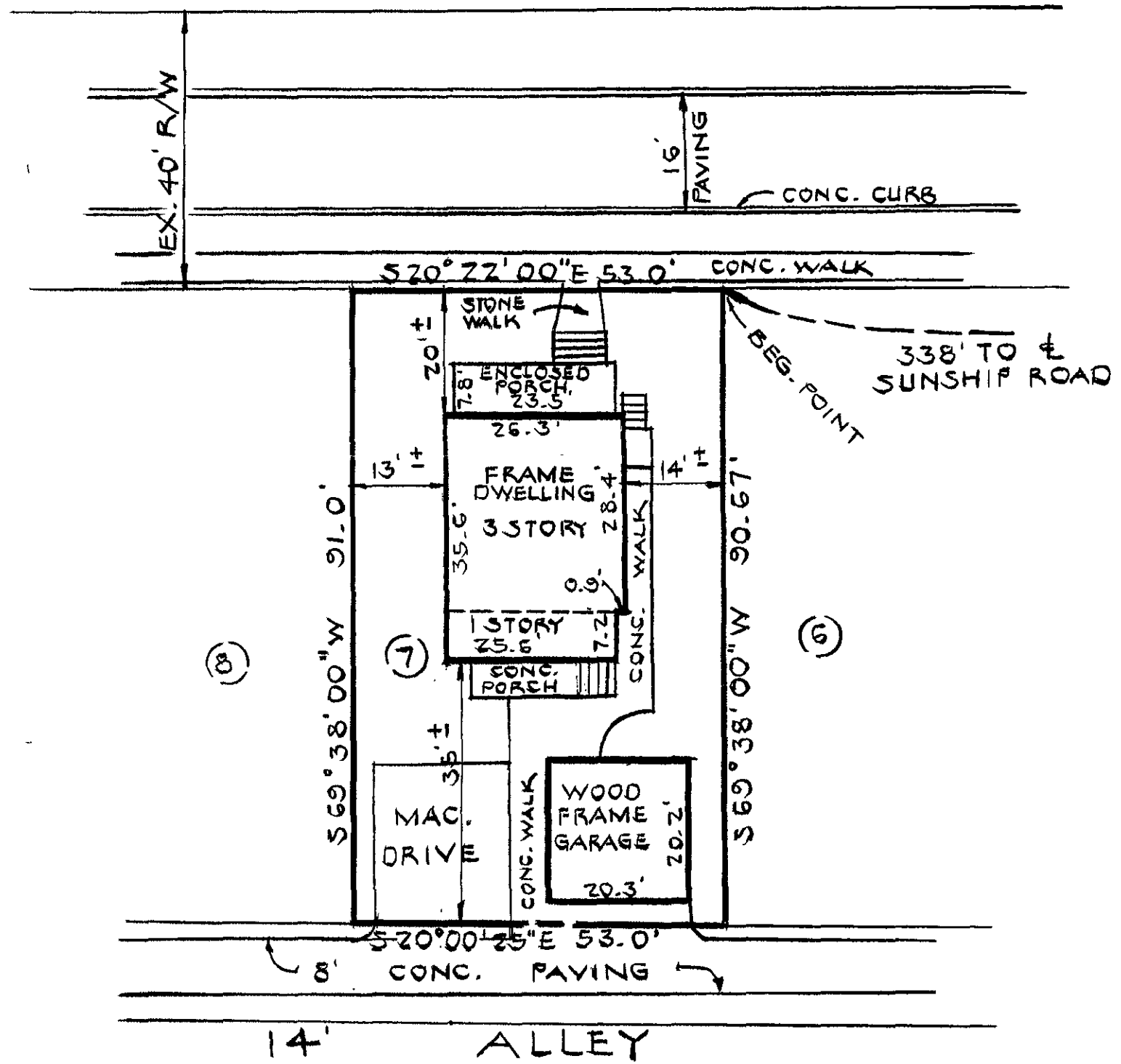
L.11392 F.559
ACCT. NO. 1203048670



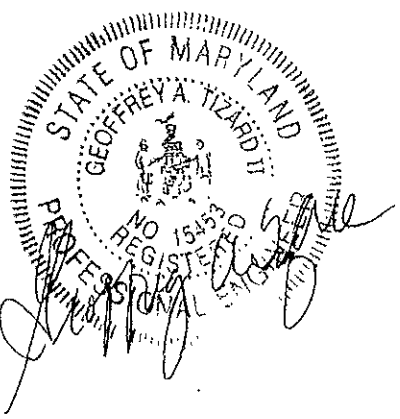
VICINITY MAP
SCALE: 1" = 2000'



KINSHIP ROAD



BEING ALL OF LOT 7, BLOCK 1,
PLAT TWO, SECTION A
DUNDALK P.B. 7 F. 185



REV 3-24-01
PER FILING COMMENTS

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

116 KINSHIP ROAD

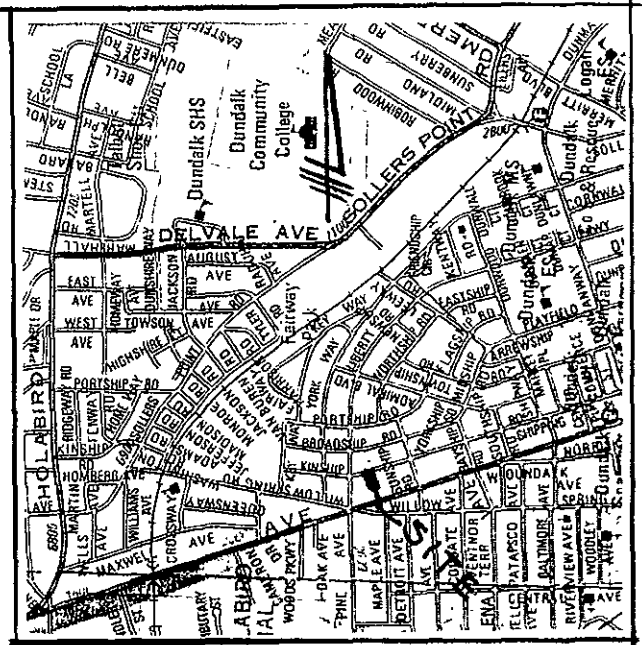
ELECTION DISTRICT 12,C7

SCALE 1" = 20' MARCH 12, 2001

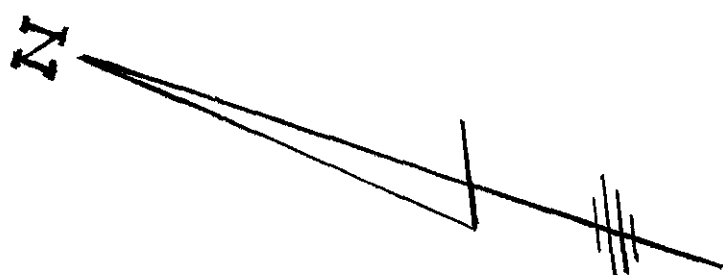
NOTES:

1. EXISTING ZONING = DR.5.5 (S.E. 4-E)
2. LOT AREA = 4814 S.F. = 0.111 AC. ±
3. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
4. THIS SITE HAS NO PRIOR ZONING HEARINGS OR HISTORY
5. OWNER: PAUL A. COBERLY
1914 MIDLAND RD.
BALTO, MD. 21222

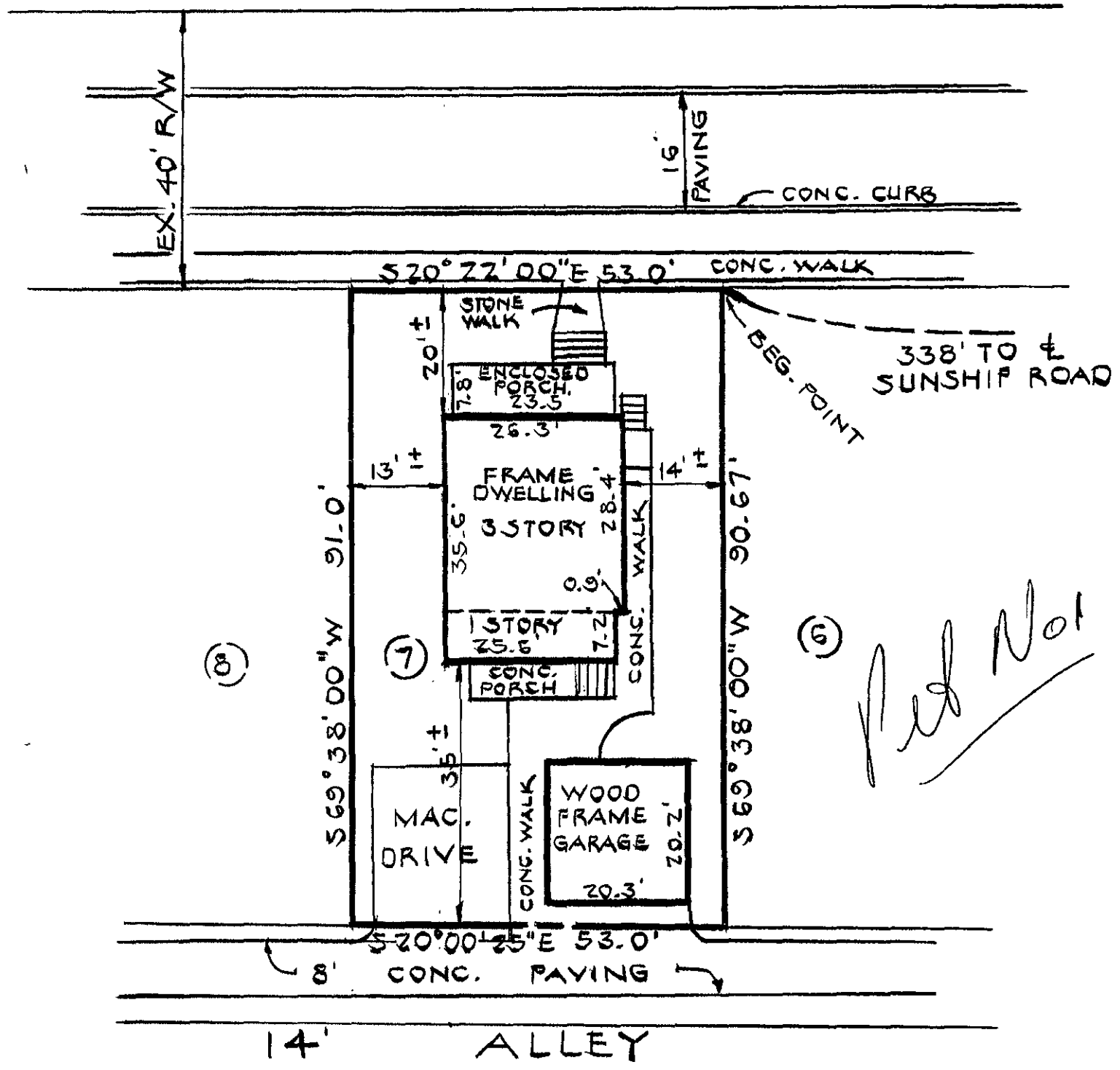
L.11392 F.559
ACCT. NO. 1203048670



VICINITY MAP
SCALE: 1" = 2000'



KINSHIP ROAD



BEING ALL OF LOT 7, BLOCK 1,
PLAT TWO, SECTION A
DUNDALK P.B. 7 F. 185

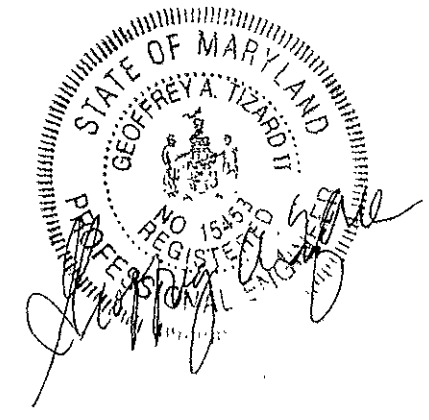
**PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING**

116 KINSHIP ROAD

ELECTION DISTRICT 12,C7

SCALE 1" = 20' MARCH 12, 2001

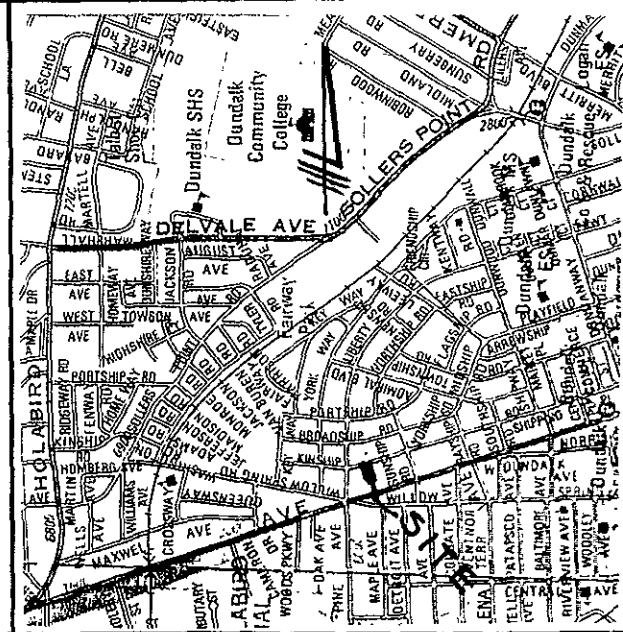
REV 3-24-01
PER FILING COMMENTS



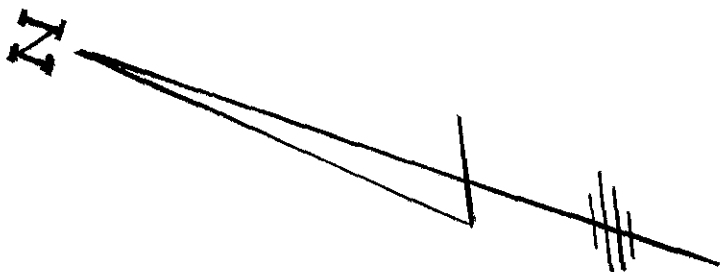
NOTES:

1. EXISTING ZONING = DR.5.5 (S.E. 4-E)
2. LOT AREA = 48/4 S.F. = 0.111 AC. ±
3. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
4. THIS SITE HAS NO PRIOR ZONING HEARINGS OR HISTORY
5. OWNER: PAUL A. COBERLY
1914 MIDLAND RD.
BALTO, MD. 21222

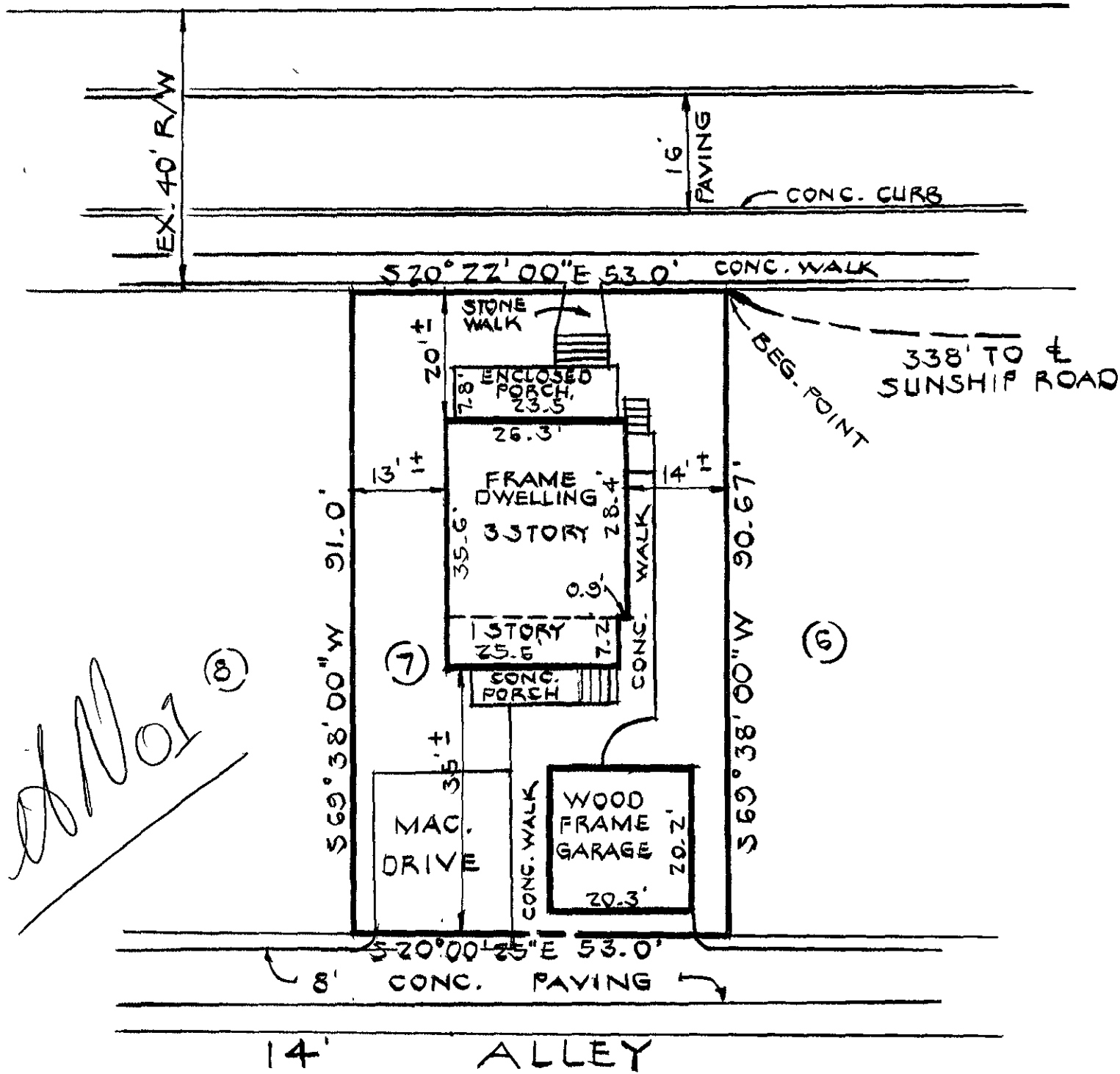
L.11392 F.559
ACCT. NO. 1203048670



VICINITY MAP
SCALE: 1" = 2000'



KINSHIP ROAD



BEING ALL OF LOT 7, BLOCK 1,
PLAT TWO, SECTION A
DUNDALK P.B. 7 F. 185

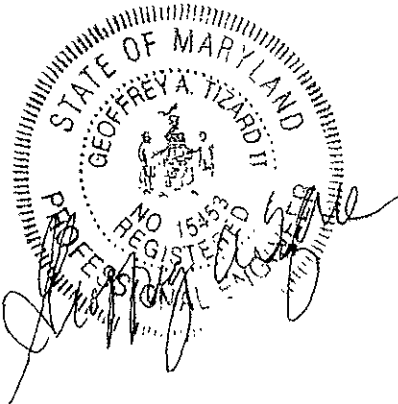
REV 3-24-01
PER FILING COMMENTS

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

116 KINSHIP ROAD

ELECTION DISTRICT 12,C7

SCALE 1" = 20' MARCH 12, 2001



DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 01-0544

**ZONING CASE: 01-369-SPH
116 Kinship Road**

LAW OFFICES

MASLAN, MASLAN AND ROTHWELL, P.A.

7508 EASTERN AVENUE

BALTIMORE, MARYLAND 21224

GARY R. MASLAN

RALPH K. ROTHWELL, JR.

(410) 282-2700

FAX: (410) 282-3336

M. MICHAEL MASLAN
(1911 - 1996)

March 6, 2001

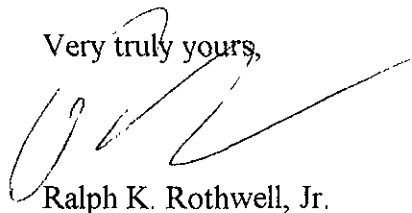
Mr. James H. Thompson
Code Inspections and
Enforcement Supervisor
Baltimore County Department of
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 116 Kinship Road Case No. 01-0544
1914 Midland Road Case No. 01-0545

Dear Mr. Thompson:

I thank you for your letter and advices of March 2, 2001. I would appreciate it if you could see that my appearance is noted on these two case numbers so that I get the Summons and Notice for any hearing and can adequately then represent my client. I have engaged the services of an engineer to prepare the appropriate plats for filing for special hearing in each case and would anticipate scheduling a meeting with zoning to file those within the next week. I thank you for your assistance

Very truly yours,



Ralph K. Rothwell, Jr.

RKR,Jr.:spk

cc: Mr. Paul Coberly

Hearing Officer Stanley J. Schapiro



Baltimore County
Department of Permits and
Development Management

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

March 2, 2001

Ralph K. Rothwell, Jr., Esquire
Maslan, Maslan and Rothwell, P.A.
7508 Eastern Avenue
Baltimore, MD 21224

Dear Mr. Rothwell:

RE: Case Number 01-0544, 116 Kingship Road
Case Number 01-0545, 1914 Midland Road

In response to your letter of February 15, 2001 to Inspector Robyn Clark, Director Arnold Jablon will not permit these two cases to be held in abeyance pending a decision from the Zoning Commissioner. Therefore, after March 9, 2001, a citation will be issued wherein before Hearing Officer Stanley J. Schapiro one can state your current position relative to seeking compliance.

Sincerely,

A handwritten signature in black ink, appearing to read "James H. Thompson".

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT:scj

c: Inspector Robyn Clark



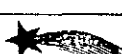
Census 2000



For You, For Baltimore County



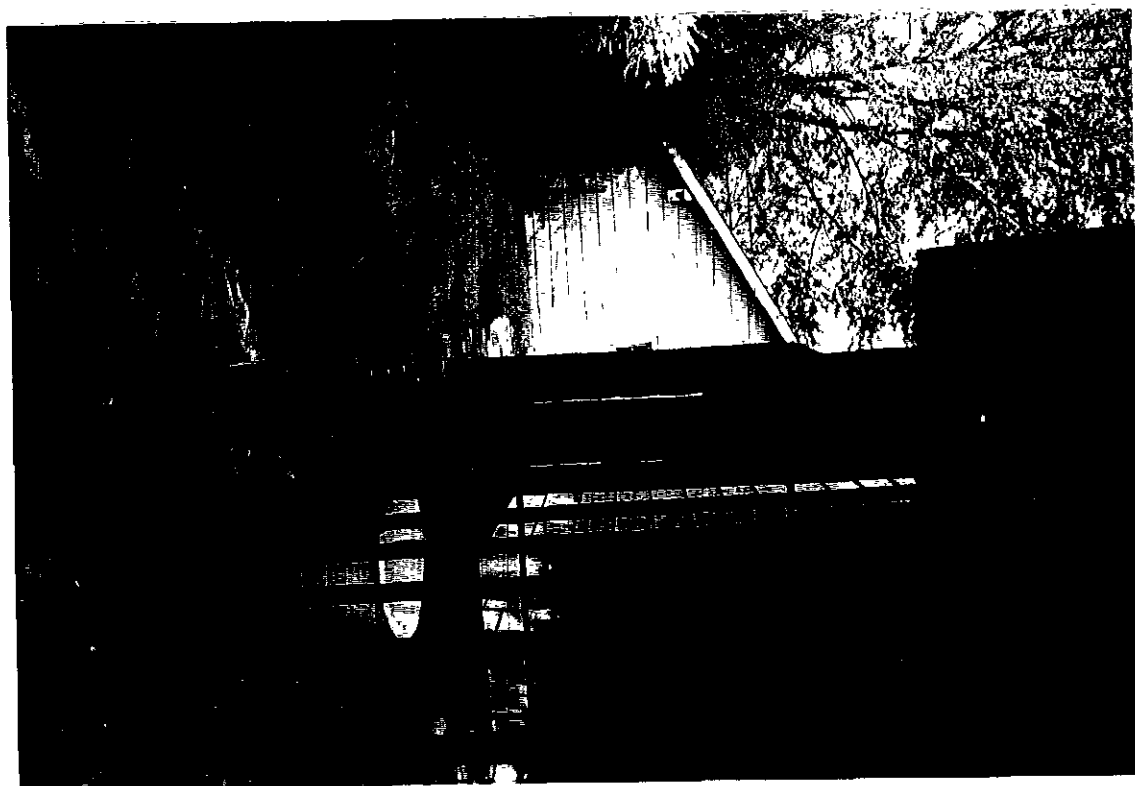
Census 2000



photographs

Case # 01-369-SPH







RA1001B

DATE: 02/08/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:57:04

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 03 048670	12	3-2	04-00	N	NO		01/08/01

COBERLY PAUL A

DESC-1.. IMPS

DESC-2.. DUNDALK

1914 MIDLAND RD

PREMISE. 00116 KINSHIP

RD

00000-0000

BALTIMORE

MD 21222-4642 FORMER OWNER: COBERLY PAUL A

----- FCV -----			----- PHASED IN -----		
	PRIOR	PROPOSED		CURR	CURR
LAND:	26,820	26,820		FCV	ASSESS
IMPV:	71,830	76,940	TOTAL..	102,056	102,056
TOTL:	98,650	103,760	PREF...	0	0
PREF:	0	0	CURT...	0	0
CURT:	0	0	EXEMPT.	0	0
DATE:	10/96	10/99			

----- TAXABLE BASIS -----		FM DATE
01/02 ASSESS:	102,056	09/30/00
00/01 ASSESS:	40,140	06/01/00
99/00 ASSESS:	39,460	06/04/99

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

RA1001C

DATE: 02/08/2001

STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:57:27

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 03 048670	12	3-2	04-00	N	NO		01/08/01
LOT....	7	BOOK....	0007	MAP.....	0103	LOT WIDTH.....	53.00
BLOCK..	1	FOLIO...	0185	GRID....	0001	LOT DEPTH.....	91.00
SECTION..	A			PARCEL..	0504	LAND AREA..	4823.000 S
PLAT..	2					YEAR BUILT.....	26

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

NUMBER..... 088447
 DATE..... 01/22/96
 PURCHASE PRICE..... 40,000
 GROUND RENT..... 0
 DEED REF LIBER..... 11392
 DEED REF FOLIO..... 0559
 CONVEYED IND..... 9
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 12-03-048670

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		12414

-----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
	2020

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



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-0544	Property No. 12-03-048670	Zoning: DRS-5
-------------------------------------	-------------------------------------	-------------------------

Name(s): **Paul A Coberly**

Address: **1914 Thidland Rd. 21222**

Violation Location: **116 Kinslip Rd**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

101 102.1 1801.1A 402

**Illegal Conversion from
a single family dwelling.**

**Restore back to One Family
dwelling Cease use of apartments**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 3-9-01	Date Issued: 2-9-01
--------------------------------	-------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name **ROBYN CLARK**

INSPECTOR: **Robyn Clark**

STOP WORK NOTICE

PURSUANT TO INSPECTION 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:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-0544	Property No. 12-03-048670	Zoning: DR5.5
Name(s): Paul A. Coberly		
Address: 1914 Midland Rd. 21222		
Violation Location: 116 Kenship Rd. 21222		
Violation Dates: 2-9-01 thru 3-12-01		

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

101 102.1 1801.1A 402 BCZR

**Illegal Conversion from a
single family dwelling**

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

\$ **8000.00**

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **5-2-01**

Time: **9:00 A.M.**

Citation must be served by:

Date: **3-27-01**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: **ROBYN CLARK**

Date: **3-12-01** Inspector's Signature: **Robyn Clark**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: _____

Address: _____

Date: _____ Defendant's Signature: _____

AGENCY

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

PAUL COBERLY

01-0544
RC

Postage

\$

.34

Certified Fee

1.90

Return Receipt Fee
(Endorsement Required)

1.50

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$ 3.74

Postmark
Here

Name (Please Print Clearly) (To be completed by mailer)

PAUL COBERLY

Street, Apt. No.; or PO Box No.

1914 MIDLAND RD

City, State, ZIP+ 4

BALTO MD 21222

PS Form 3800, July 1999

See Reverse for Instructions

7099 3220 0003 4100 4732

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 01-0544 RC

PAUL A. COBERLY
 1914 MIDLAND RD
 BALTO MD 21222

2. Article Number (Copy from service label)

7099 3220 0003 4100 4732

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

PAUL COBERLY

B. Date of Delivery

3/15/01

C. Signature

X

Paul Coblerly

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

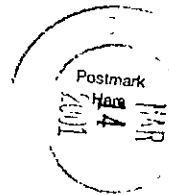
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

PAUL COBERLY

01-0545
01-0544 RC

Postage	\$.34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.74



Name (Please Print Clearly) (To be completed by mailer)

PAUL A COBERLY

Street, Apt. No., or PO Box No.

1914 MIDLAND RD

City, State, ZIP+4

BALTO MD 21222

PS Form 3800, July 1999

See Reverse for Instructions

7099 3220 0003 4100 4718
0000 0220 6601

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 01-0544 RC
01-0545

PAUL A. COBERLY
1914 MIDLAND RD.
BALTIMORE, MD
21222

2. Article Number (Copy from service label)

7099 3220 0003 4100 4718

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

PAUL COBERLY 3/15/01

C. Signature

X

Paul Coblerly

☐ Agent

☐ Addressee

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

LAW OFFICES

MASLAN, MASLAN AND ROTHWELL, P.A.

7508 EASTERN AVENUE

BALTIMORE, MARYLAND 21224

(410) 282-2700

FAX: (410) 282-3336

GARY R. MASLAN

RALPH K. ROTHWELL, JR

*2/12/01
100
violations in not
difficult early plan
(city)*
M. MICHAEL MASLAN
(1911 - 1996)

February 16, 2001

Baltimore County Zoning Enforcement/
Code Enforcement
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTENTION: Robin Clark, Inspector

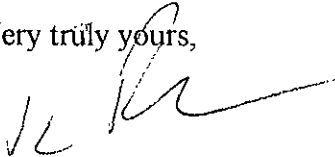
Re: Citation No. 01-0545
1914 Midland Road

Citation No. 01-0544
116 Kinship Road

Dear Ms. Clark:

Please be advised this office has been retained to represent Mr. Paul Coberly with regard to the above captioned zoning citations and violations on the properties 1914 Midland Road and 116 Kinship Road. I have been retained and am in the process of preparing for appropriate filings for the Zoning Commission to ask for relief. Please stay any further enforcement on these citations pending those filings and resolutions. I thank you for your attention.

Very truly yours,


Ralph K. Rothwell, Jr.

RKR,JR.:spk
cc: Mr. Paul Coberly

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes: 2/9/01, NO EVIDENCE OF APTS, NO ANSWER AT DOOR, 1 METER, 1 ENTRANCE, 1 MAILBOX, POSTED/MAILED CORRECTION NOTICE TO OWNER, P/U 3/9/01, ONLY ONE LISTING IN CRISS-CROSS, MR TERRY GREEN CARRIER, MAILED DELIVERED TO EDWARD BUTTERFLY, **2/12/01, ATTORNEY FOR OWNER CAME IN & ASKED IF WE COULD CANCEL CORRECTION NOTICE UNTIL THEY APPLY FOR SPECIAL EXCEPTION TO GRANDFATHER THE USE, TOLD HIM THAT WE STILL HAD TO GO ON WITH THE CASE, P/U 3/9/01, R CLARK.**2/16/01-LETTER FROM RALPH ROTHWELL, JR., ESQUIRE REQUESTING A STAY OF ENFORCEMENT PENDING FILING FOR HEARING BEFORE THE ZC. **3/6/01-LETTER FROM RALPH ROTHWELL JR, ESQUIRE ENTERING HIS APPEARANCE. **3/13/01-CERTIFIED MAIL (CITATION) SENT TO PAUL COBERLY, 1914 MIDLAND ROAD, BALTIMORE 21222. (SCJ) **HOUSE BELONGED TO MOTHER & FATHER. WHEN FATHER PASSED APPROXIMATELY 10-15 YEARS AGO, HOUSE WAS MADE INTO 3 APTS. 1 MAILBOX SAYS BUTTERFUSS. SENT OUT CITATION. P/U 3/27/01 TO SEE IF SERVICE OBTAINED. (RC) **3/14/01-CERTIFIED MAIL (CITATION) SENT TO PAUL COBERLY, 1914 MIDLAND RD, 21222 (SCJ) **3/15/01-CERTIFIED MAIL SIGNED & RETURNED BY PAUL COBERLY. **3/19/01-PUT ON DOCKET (5/2/01).

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 2082001 Intake: RSW Act: _____ Case #: 01-0544
Insp: CLARK, R Insp Grp: ENF Insp Area: 1 Tax Acct: 1203048670
Address: 116 KINSHIP RD Apt #: _____ Zip: 21222
Problem Descript.: DIST 12, 3 APTS IN PROP- ONE ON EACH FLOOR - 1ST, 2ND & BSMT
LEVEL, LAND ONLY 4823 SQ FT, RENTAL

Complainant Name (Last): WALK IN (First): ANONYMOUS
Complainant Addr: _____
Complainant City: _____ State: _____ Zip: _____
Complainant Phone (H): _____ (W): _____
Date of Reinspection: 3272001 Date Closed: _____ Delete Code (P): _____

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: March 28, 2001

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

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

SUBJECT: Item No.: 369 (01-369-SPH)
Legal Owner/Petitioner: Paul A. Coberly
Property Address: 116 Kinship Road
Location Description: W/S Kinship Road, 338' N of centerline Sunship Road

VIOLATION INFORMATION: **Case No.: 01-0544**
Defendants: Paul A. Coberly

Please be advised that the aforementioned petition is the subject of an active violation case.

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:

- Complaint Intake Form/Code Enforcement Officer's report and notes
- State Tax Assessment printout
- Correction Notice
- Citation and Proof of Service
- Certified Mail Receipt
- Letters from Ralph K. Rothwell, Jr., Esquire (dated 2/16/01 and 3/6/01)
- Letter to Ralph K. Rothwell, Jr., Esquire (dated 3/2/01)

****NOTE: There is no Final Order of the Code Official/Hearing Officer – Hearing is scheduled for 5/2/01 at 9:00 a.m. in Room 116, County Office Building.**

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/scj

c: Code Enforcement Officer Clark

CODE ENFORCEMENT REPORT

NCF

DATE: 2.8.01 INTAKE BY: BSU CASE #: 01-0544 INSPEC: 1

COMPLAINT LOCATION: 116 Kinship Rd

ZIP CODE: 21222 DIST: 12

COMPLAINANT NAME: Walk-in Anonymous PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: 3 APARTMENTS in duplex - one on each floor - 1st, 2nd and Basement level. Land only 4823 Sq. Feet.

IS THIS A RENTAL UNIT? YES ☒ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 1203048670 ZONING: _____

INSPECTION: 2.9.01 No evidence of apts. 1 meter 1 entrance 1 mailbox No answer at door. R.C.

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____