

IN RE: PETITION FOR SPECIAL HEARING
NW/S Midland Road, 320' SW of the c/I
Meadow Lane
(1914 Midland Road)
12th Election District
7th Council District

Paul A. Coberly
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-370-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, Jr., Esquire. The Petitioner requests a special hearing to approve the nonconforming status and continued use of the subject property as a two-apartment dwelling under former R-6 zone, formerly "A" zone. 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 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 was Hazel Derr, adjacent property owner. Debra Golden, representing a coalition of Homeowners' Associations in the Dundalk community, appeared in opposition.

Testimony and evidence presented revealed that the subject property is a rectangular shaped parcel, located on the northwest side of Midland Road, in the vicinity of Merritt Boulevard and Sollers Point Road in Dundalk. The property contains a gross area of 0.25 acres, more or less, zoned D.R.3.5 and is improved with a two-story dwelling, a detached two-story garage to the rear of the site, and two macadam driveways on both sides of the dwelling. Mr. Coberly testified that he has owned and resided on the property since 1951. He indicated that he and his wife, who is

ORDER RECEIVED FOR FILING

Date 5/17/01

By [Signature]

now deceased, purchased the property at that time and that the house was built shortly thereafter as a two-apartment dwelling. Mr. Coberly submitted floor plans of the building which were marked into evidence as Petitioner's Exhibits 3A and 3B. Petitioner's Exhibit 3A shows that the first floor apartment features a kitchen, living room, bedroom, spare room and family room. Mr. Coberly occupies this unit. The apartment on the second floor also features a kitchen, bedroom, a bathroom, and two other "spare" rooms. Mr. Coberly indicated that the dwelling has been used as a two-apartment unit since 1951, and that each unit has its own separate bathroom and entrance. He further indicated that there have been no interruptions in the use of the building in that fashion since that time, and that there have been no additions or changes to the structure since 1951.

Hazel Derr also testified in support of the request. She has lived on the adjacent property since 1952 and corroborated Mr. Coberly's testimony that the subject building has been used as a two-apartment dwelling on an uninterrupted basis since its construction.

Finally, testimony was also received from Sandra Jackson. She testified that she was raised in the subject dwelling until she moved out in 1971. She indicated that the building has always been used as a two-apartment dwelling and that her parents occupied the first floor, and a series of tenants over the years have occupied the second floor.

An examination of the zoning regulations in effect in 1951 show that the subject property at that time had a zoning classification of "A", which allowed two dwelling units as a matter of right. Thus, when constructed and initially occupied, two-apartment dwellings were permitted under the zoning regulations by right.

Ms. Golden raised some concerns by neighbors and residents of the area relative to increased traffic, impact on property values, etc. As explained at the hearing, however, this case turns on but a single issue. Specifically, a determination must be made as to whether the property qualifies as a legal, nonconforming use.

Nonconforming uses are defined in Section 101 of the B.C.Z.R. and regulated in Section 104 thereof. Essentially, the nonconforming use designation is utilized to grandfather an otherwise illegal use. Under Section 104 of the B.C.Z.R., an otherwise illegal use which predates

ORDER RECEIVED FOR FILING
Date 5/17/01
By [Signature]

the adoption of the zoning regulations prohibiting that use may remain, for so long as the use has been continuous and uninterrupted.

In this case, the testimony was overwhelming and undisputed that the property enjoys a nonconforming use as a two-apartment structure. Although the credibility of Mr. Coberly's testimony might be questioned because of his interest in this property, Ms. Derr's testimony was independent and particularly persuasive. Thus, I easily find that the two-apartment dwelling on the subject property is nonconforming, as defined by law, and may continue to be used as such consistent with the 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 two apartments located within the dwelling.

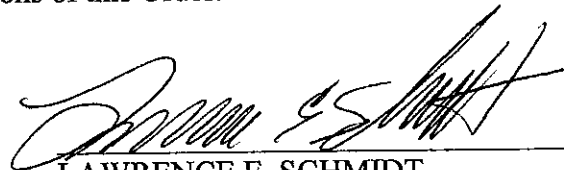
A Zoning Advisory Committee (ZAC) comment was received from Rick Wisnom, Chief of Code Inspections and Enforcement, relative to the subject property's compliance with Baltimore County Code regulations. Under the definition of nonconforming use, as found in Section 101 of the B.C.Z.R. and regulated in 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 here, 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 two-apartment dwelling under former R-6 zone, formerly "A" zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING
Date 5/19/01
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The 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.
- 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 5/17/01
By [Signature]



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, Esquire
Maslan, Maslan & Rothwell
7508 Eastern Avenue
Baltimore, Md. 21224

RE: PETITION FOR SPECIAL HEARING
NW/S Midland Road, 320' SW of the c/l Meadows Lane
(1914 Midland Road)
12th Election District – 7th Council District
Paul A. Coberly - Petitioner
Case No. 01-370-SPH

Dear Mr. Coberly:

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 A. Coberly, 1914 Midland Road, Baltimore, Maryland 21222
Ms. Hazel Derr, 1916 Midland Road, Baltimore, Md. 21222
Ms. Debra Golden, 2115 Merritt Avenue, Dundalk, Md. 21222
Office of Planning; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1914 Midland Road

which is presently zoned DR 3.5

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 ~~CONVERSION AND CONTINUED USE OF A~~ CONFIRM A NON-CONFORMING ~~the existing conversion to~~ 2 unit dwelling under former R-6 Zone, formerly "A" Zone.

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.

Company

7508 Eastern Avenue

410-282-2700

Address

Telephone No.

Baltimore, MD 21224

City

State

Zip Code

Legal Owner(s):

Paul A. Coberly

Name - Type or Print

Signature

Name - Type or Print

Paul A. Coberly

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 FOR FILING
Date 3/21/01
Case No. 01-370-SPH
Date 3/21/01

DESCRIPTION

1914 MIDLAND ROAD

Beginning for the same at a point on the northwest side of Midland Road (40 feet wide) distant 320 feet southwest of the center of Meadow Lane, thence along Midland Road southwesterly 75 feet, thence northwesterly 145 feet, thence northeasterly 75 feet, thence southeasterly 145 feet to the place of beginning.

Containing 10,875 square feet or 0.25 acre of land more or less.

Being the southeast $\frac{1}{4}$ of Lot 27 as shown on the plat of Dundalk Farms recorded among the plat records of Baltimore County in Plat Book 10 Folio 53.

Being known as 1914 Midland Road and being located in the Twelfth Election District of Baltimore County, Maryland



#370

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93040

DATE 2/21/01 ACCOUNT 601 006 4100

AMOUNT \$ 50.00

RECEIVED FROM: MATTHEW J. HARRIS, ROT 1-111

FOR: 030 - 241

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

370

FIELD RECEIPT
DATE 2/21/01 TIME 10:00 AM
BY 001 006 4100
RECEIVED FROM: MATTHEW J. HARRIS
AMOUNT: \$ 50.00
TOTAL: \$ 50.00
BALANCE: \$ 0.00
CASHIER: [Signature]
Baltimore, Md. Maryland

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: #01-370-SPH
1914 Midland Road
N/W S Midland Road, 320'
S/W of centerline
12th Election District
7th Councilmanic District
Legal Owner(s): Paul A.
Coberly

Special Hearing: to confirm a non-conforming conversion and continue use of a 2 unit dwelling under former R-6 Zone, formerly "A" Zone.

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/4/775 Apr. 24 C464602

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

CERTIFICATE OF POSTING

RE: Case No.: 01-370-SPH

Petitioner/Developer: Paul A
COBERLY

Date of Hearing/Closing: May 9, 2001

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 1914 MIDLAND Rd

The sign(s) were posted on APRIL 24, 2001
(Month, Day, Year)

Sincerely,

SSG Robert Black 4/24/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

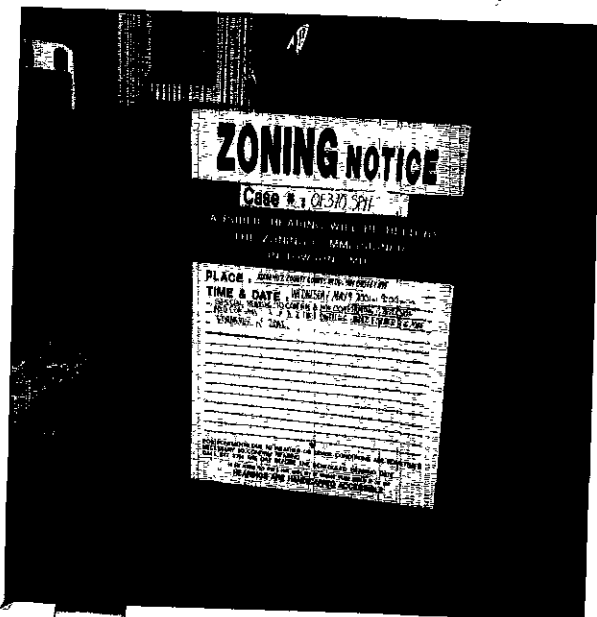
(Address)

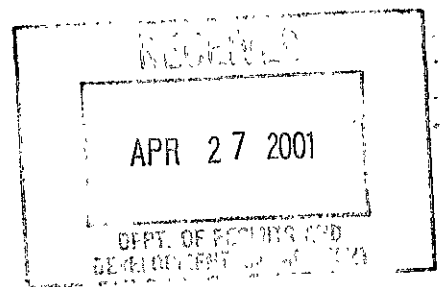
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





**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: 01-370-SPH
Petitioner: Paul A. Coberly
Address or Location: 1914 Midland Rd. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ralph Rothwell
Address: 7508 Eastern Ave
Balto. Md. 21224
Telephone Number: 410 282 2700

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

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

410 282-2700

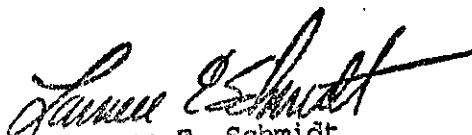
NOTICE OF ZONING HEARING

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: 01-370-SPH
1914 Midland Road
N/WS Midland Road, 320' SW of centerline
12th Election District – 7th Councilmanic District
Legal Owner Paul A Coberly

Special Hearing to confirm a non-conforming conversion and continue use of a 2 unit dwelling under former R-6 Zone, formerly "A" Zone.

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


Lawrence E. Schmidt
GDL

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

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

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: 01-370-SPH
1914 Midland Road
N/WS Midland Road, 320' SW of centerline
12th Election District – 7th Councilmanic District
Legal Owner Paul A Coberly

Special Hearing to confirm a non-conforming conversion and continue use of a 2 unit dwelling under former R-6 Zone, formerly "A" Zone.

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 is the handwritten text "GDZ".

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: 01-370-SPH, 1914 Midland 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,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

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

les
5/9

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

APR 12

SUBJECT: 1914 Midland Road

INFORMATION:

Item Number: 01-370

Petitioner: Paul A Coberly

Zoning: DR 3.5

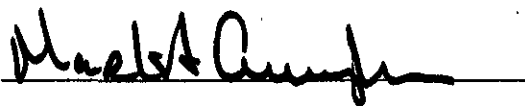
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

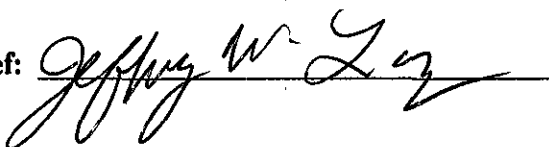
The Office of Planning has determined that there is two-story garage in the rear portion of the subject lot that also appears as though it is being used for residential purposes. However, this use/structure is not mentioned in the subject request. The petitioner should justify the legality of this use/structure.

This office has further determined that it is incumbent upon the petitioner to demonstrate compliance with Section 104 of the BCZR.

Prepared by:



Section Chief:
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. Poyear
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. 370

L T M

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 *ac/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 SPH

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
1914 Midland Road, NW/S Midland Rd,
320' SW of c/l Meadow Ln
12th Election District, 7th Councilmanic

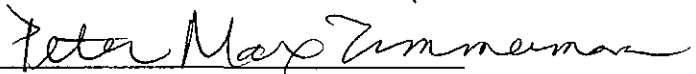
Legal Owner: Paul A. Coberly
Petitioner(s)

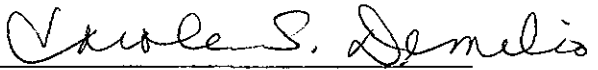
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-370-SPH

* * * * *

ENTRY OF APPEARANCE

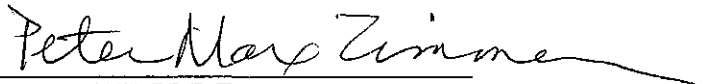
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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

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.: 370 (01-370-SPH)
Legal Owner/Petitioner: Paul A. Coberly
Property Address: 1914 Midland Road
Location Description: NW/S Midland Road, 320' SW of centerline Meadow Lane

VIOLATION INFORMATION: Case No.: 01-0545
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
Letter to Ralph K. Rothwell, Jr., Esquire (dated 3/2/01)
Letter from Ralph K. Rothwell, Jr., Esquire (dated 3/6/01)

****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

DATE: 2-8-01 INTAKE BY: BSW CASE #: 070545 INSPEC: 1

COMPLAINT LOCATION: 1914 MIDLAND Rd

ZIP CODE: 21222 DIST: 12

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: BURRO - Rental units AN APARTMENT +
out in single family residence

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

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 12-03-049318 ZONING: _____

INSPECTION: 2-9-01 No evidence of Apts. only 1 meter
1 mailbox 1 entrance. No answer at door.
A.C.

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 2082001 Intake: RSW Act: Case #: 01-0545
Insp: CLARK, R Insp Grp: ENF Insp Area: 1 Tax Acct: 1203049310
Address: 1914 MIDLAND RD Apt #: Zip: 21222
Problem Descript.: DIST 12, OWNER-RENTAL, RENTS AN APT OUT IN SINGLE FAMILY RES
IDENCE

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

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes: 2/9/01, NO EVIDENCE OF APTS, NO ANSWER AT DOOR OR NEIGHBOR'S DOORS, ONLY 1 METER, 1 ENTRANCE, 1 MAILBOX, LEFT CORRECTION NOTICE AT OWNER'S HOME & MAILED P/U 3/9/01, ONLY ONE LISTING IN CRISS-CROSS, MR BOB WILSON CARRIER, MAIL DELIVERED TO PAUL COBERLY, BONNIE BEDODEAU, ***2/12/01, ATTORNEY FOR OWNER CAME IN & ASKED IF WE COULD CANCEL CORRECTION NOTICE UNTIL A SPECIAL EXCEPTION BE APPLIED FOR, INFORMED HIM WE HAD TO GO ON WITH THE CASE, P/U 3/9/01, R CLARK.**2/16/01-L ETTER FROM RALPH ROTHWELL, JR., ESQUIRE REQUESTING A STAY ON ENFORCEMENT PENDING FILING FOR HEARING BEFORE 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) **3/12/01-SPOKE TO PEOPLE IN NEIGHBORHOOD. 2 APT UPSTAIRS JUST ONE RENTAL RIGHT NOW. HIS DWELLING DOWNSTAIRS THERE SINCE 1951. 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

DATE: 02/08/2001

STANDARD ASSESSMENT INQUIRY (2)

RA1001C

TIME: 09:56:40

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 03 049310	12	3-2	04-00	H	NO		01/08/01
LOT....	27	BOOK....	0010	MAP.....	0103	LOT WIDTH.....	75.00
BLOCK..		FOLIO...	0053	GRID....	0017	LOT DEPTH.....	145.00
SECTION..				PARCEL..	0445	LAND AREA..	10875.000 S
PLAT..						YEAR BUILT.....	52

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

NUMBER..... 072545
DATE..... 03/07/95
PURCHASE PRICE..... 0
GROUND RENT..... 0
DEED REF LIBER..... 10964
DEED REF FOLIO..... 0673
CONVEYED IND..... 9
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 12-03-049310

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		10026

-----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
	2250

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

DATE: 02/08/2001

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 09:56:36

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
12 03 049310 12 3-2 04-00 H NO 01/08/01

COBERLY PAUL A

DESC-1.. IMPSPT LT 27

DESC-2.. DUNDALK FARMS

1914 MIDLAND RD

PREMISE. 01914 MIDLAND

RD

00000-0000

DUNDALK

MD 21222-4642 FORMER OWNER: COBERLY PAUL A

FCV		PHASED IN			
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND: 38,710	38,710		FCV	ASSESS	ASSESS
IMPV: 130,230	141,840	TOTAL..	176,680	176,680	69,120
TOTL: 168,940	180,550	PREF...	0	0	0
PREF: 0	0	CURT...	176,680	176,680	69,120
CURT: 168,940	180,550	EXEMPT.		0	0
DATE: 10/96	10/99				

TAXABLE BASIS		FM DATE
01/02 ASSESS:	176,680	09/30/00
00/01 ASSESS:	69,120	06/01/00
99/00 ASSESS:	67,570	06/04/99

ENTER-INQUIRY2 PA1-PRINT 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. 01-0545	Property No. 1B-03-049310	Zoning: BR-5
Name(s): Paul A. Coverly		
Address: 1914 Midland Rd. 21222		
Violation Location: Garage		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

101 102.1 1601.1A 402 BCZR
Cease use of Single Family dwelling
to apartments. Restore back
to Single use

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 Inspection 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. 01-0545	Property No. 12 03 49310	Zoning: OR 55
Name(s): Paul A. Coberly		
Address: 1914 Midland Rd. 21222		
Violation Location: 1914 Midland 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 A COBERLY 01-0545 RC

Postage \$.34
 Certified Fee 1.40
 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

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: 01-0545 RC

PAUL A COBERLY
 1914 MIDLAND RD
 BALTO MD 21222

2. Article Number (Copy from service label)

7099 3220 0003 4100 4725

PS Form 3811, July 1999

COMPLETE THIS SECTION ON DELIVERY

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

PAUL COBERLY

C. Signature

X Paul A. 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

Domestic Return Receipt

102595-99-M-1789



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,

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT:scj

c: Inspector Robyn Clark

Census 2000

For You, For Baltimore County

Census 2000

MASLAN, MASLAN AND ROTHWELL, P.A.

7508 EASTERN AVENUE

BALTIMORE, MARYLAND 21224

GARY R. MASLAN

RALPH K. ROTHWELL, JR.

(410) 282-2700
FAX: (410) 282-3336M. MICHAEL MASLAN
(1911 - 1996)

COPY

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

THIS DEED, made this 3rd day of February, 1995, by and between PAUL A. COBERLY, of Baltimore County, State of Maryland, of the first part, and PAUL A. COBERLY, of the second part.

WITNESSETH, that for NO CONSIDERATION, the said PAUL A. COBERLY does 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:

Lot No 2

BEGINNING for the same on the Northwest side of Midland Road at a point distant 300 feet Southwesterly from the corner formed by the intersection of the Northwest side of Midland Road and the Southwest side of Meadow Lane and which said point of beginning is in the dividing line between Lots Nos. 27 and 28 as laid out and shown on the Plat of Dundalk Farms which plat is recorded among the Land Records of Baltimore County in Liber LMCLM No. 10, folio 53 and running thence in a Southwesterly direction and binding along the Northwest side of Midland Road 75 feet to a point there situate thence Northwesterly in a line parallel with Meadow Lane a distance of 145 feet to a point there situate and thence in a Northeasterly direction in a line parallel with Midland Road a distance of 75 feet to a point in the dividing line between Lots Nos. 27 and 28 or as laid out and shown on the Plat of "Dundalk Farms" recorded among the Land Records of Baltimore County in Liber LMCLM No. 10, folio 53 and thence binding on part of the said dividing line between Lots Nos. 27 and 28 as shown on the Plat of "Dundalk Farms" referred to and parallel with Meadow Lane in a Southeasterly direction 145 feet to the Northwest side of Midland Road the place of beginning. The improvements thereon being known as No. 1914 Midland Road.

BEING intended to comprise the Southeast 1/4 of Lot No. 27 as laid out and shown on the Plat of "Dundalk Farms" recorded among the Plat Records of Baltimore County in Plat Book LMCLM No. 10, folio 53.

→ BEING the same lot of ground described in a Deed dated May 10, 1951, and recorded among the Land Records of Baltimore County in Liber 1962, folio 402, was granted and conveyed by Ernest E. Malone and Francina C. Malone, his wife, unto Paul A. Coberly and Ruth E. Coberly, his wife; the said Ruth E. Coberly having departed this life on or about October 7, 1991, thereby vesting title solely in Paul A. Coberly, the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways,

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE KPM DATE 3/1/95

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

KPM 3/1/95
By Date

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

Per M. A. H. H. H.
Authorized Signature

Date 2/23/95 Sec. 33-139C

waters, privileges, appurtenances and advantages to the same belonging or anywise 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 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 she 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 M. JONES, SANDRA R. JACKSON, DEBORAH L. SANDHU and SHARON A. BURGHAUSER, as joint tenants and not as tenants in common, the survivor of them and the survivor's heirs and assigns, in fee simple.

AND the said PAUL A. COBERLY hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

WITNESS:

Walter D. Paul

Paul A. Coberly (SEAL)
PAUL A. COBERLY

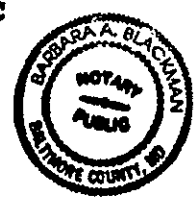
STATE OF MARYLAND, COUNTY OF BALTIMORE, To wit:

I HEREBY CERTIFY that on this 3rd day of February, 1995, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared PAUL A. COBERLY, the Grantor named in the above Deed, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

Barbara A. Blackman
NOTARY PUBLIC

My Commission Expires: 11/1/95



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

State of Maryland Land Instrument Intake Sheet

County: _____

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

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

Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.
(Check Box if Addendum Intake Form is Attached.)

☒ Deed ☐ Lease ☐ Other
☐ Deed of Trust ☐ Contract
☐ Mortgage ☐ Land Installment Cont.

2
Consideration
and Fees

Consideration Amount/Recordation Fees	Doc. 1	Doc. 2
Consideration, Including Assumed Indebtedness	\$ NONE	\$
Recording Charge	\$ 20.00	\$
Surcharge	\$ 5.00	\$
State Recordation Tax	\$ 0.00	\$
State Transfer Tax	\$ 0.00	\$
County Transfer Tax (if Applicable)	\$ 0.00	\$
Other	\$ 0.00	\$
Total Fees	\$ 25.00	\$

IMP FD SURE \$ 5.00
 RECORDING FEE 20.00
 TOTAL 25.00
 Reg# 1405 Rct# 2438
 SH EM Blk # 419
 Mar 07, 1995 02:31 PM

3 Exemptions
(if Applicable)
Cite or Explain Authority

Recordation Tax Exemption:
 State Transfer Tax Exemption:
 County Transfer Tax Exemption:

Creation of life estate
 with remainder to
 children

4
Contact/Mail
Information

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 Instrument To (Check Applicable Box Below or Provide Appropriate Address)

☒ Return to Contact Person as Provided Above ☐ Hold for Pick Up ☐ Address Provided on Instrument
 Name:
 Address:

5 Description of
Property

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
12	12-03-049310	1962/402			(5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref. Sq.Ft./Acreage (4)
		27/28			Dundalk Farms

1914 MIDLAND ROAD

Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq.Ft./Acreage Transferred.

If Partial Conveyance, List Improvements Conveyed:

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

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

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

PAUL A. COBERLY & RUTH E. COBERLY

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)

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

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

9
Special Instructions

Special Recording Instructions (if any)

10 Conveyance Type
Check Box

Private Sale with Improvements ☐ Private Sale Unimproved ☐ Multiple Accounts/Property ☐ ☒ All Other ☐

11
Assessment
Information

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

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).

New Owner's (Grantee) Mailing Address: 1914 Midland road, Dundalk, Md. 21222

Assessment Use Only - Do Not Write Below This Line

Terminal Verification
Transfer Number:

Agricultural Verification
Date Received:

Whole ☐ Part ☐
Deed Reference:

Tran. Process Verification

Assigned Property No.:

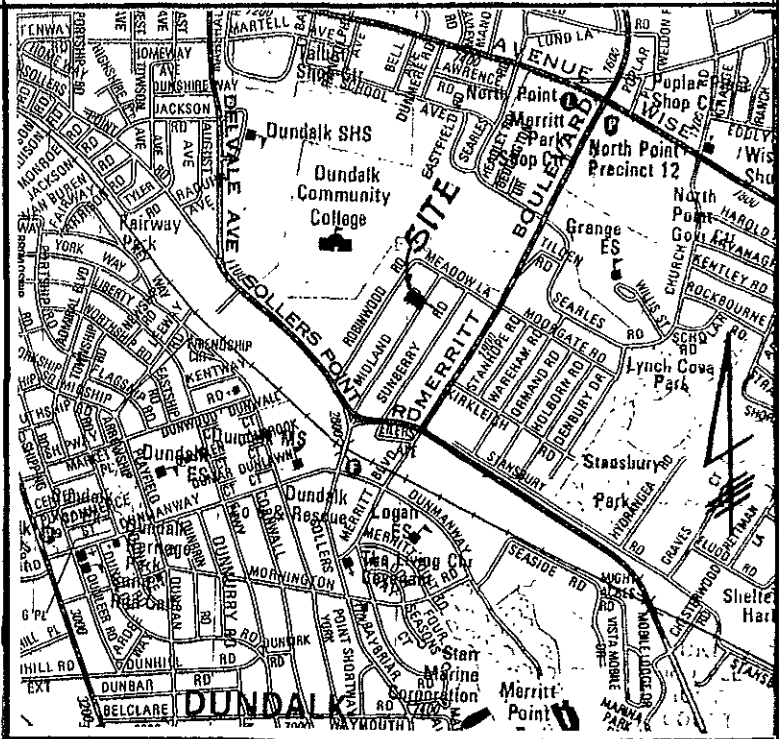
Year	19	Geo.	Map
Land		Zoning	Grid
Buildings		Use	Parcel
Total		Town Cd.	Ex. St.

Sub	Block
Plat	Lot
Section	Occ Cd
Ex. Cd.	

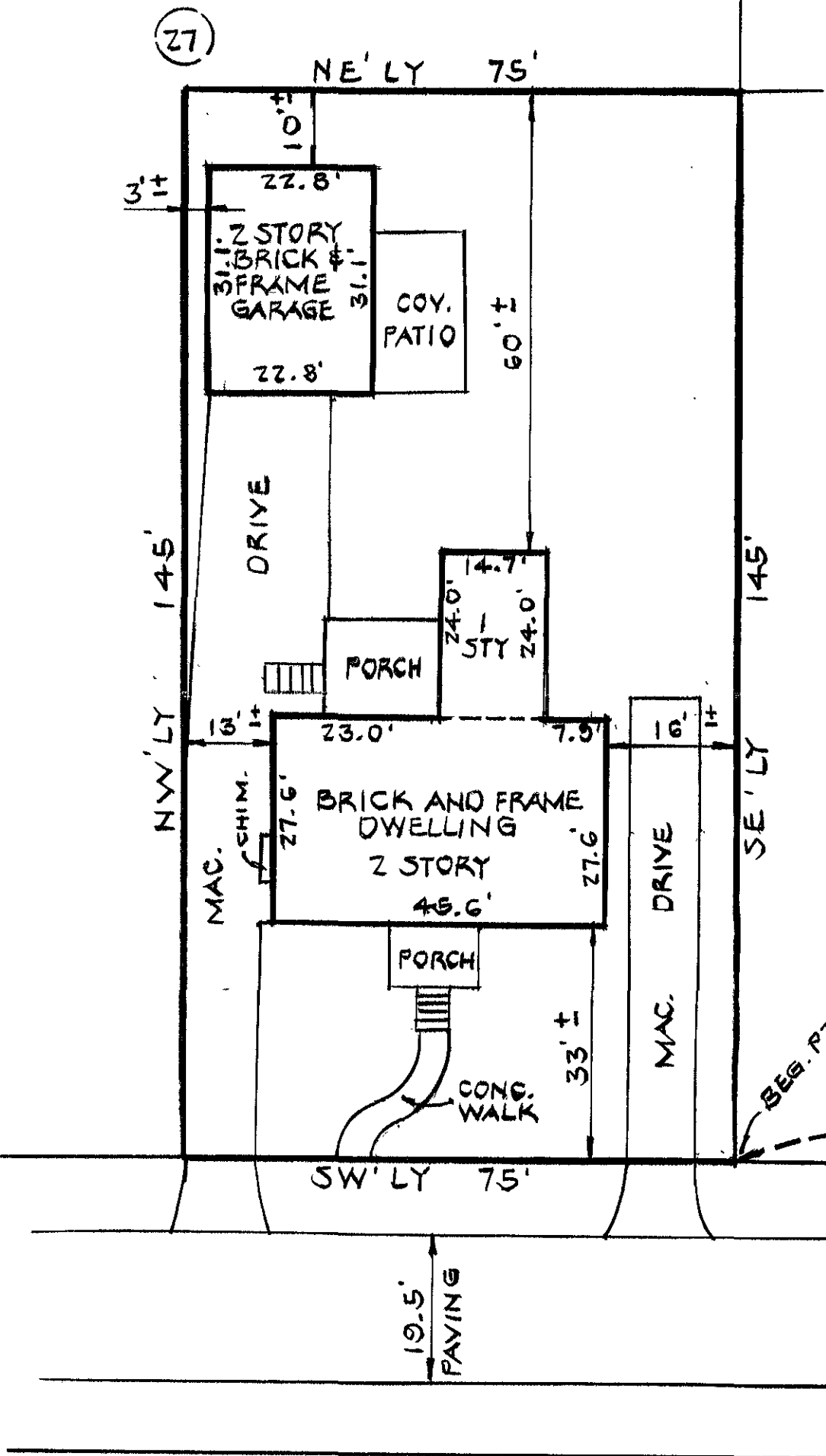
REMARKS:

NOTES

1. EXISTING ZONING = DR 3.5 (S.E. 4-E)
2. LOT AREA = 10,875 S.F. = 0.25 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 10264, F 673
ACCT. NO. 1203049310



VICINITY MAP
SCALE: 1" = 2000'



(28)

BEING THE SOUTHEAST
1/4 OF LOT 27
DUNDALK FARMS P.B. 10 F. 53

Pat No 1

320'± TO E
MEADOW LANE



REV. 3-24-01
PER FILING COMMENTS

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

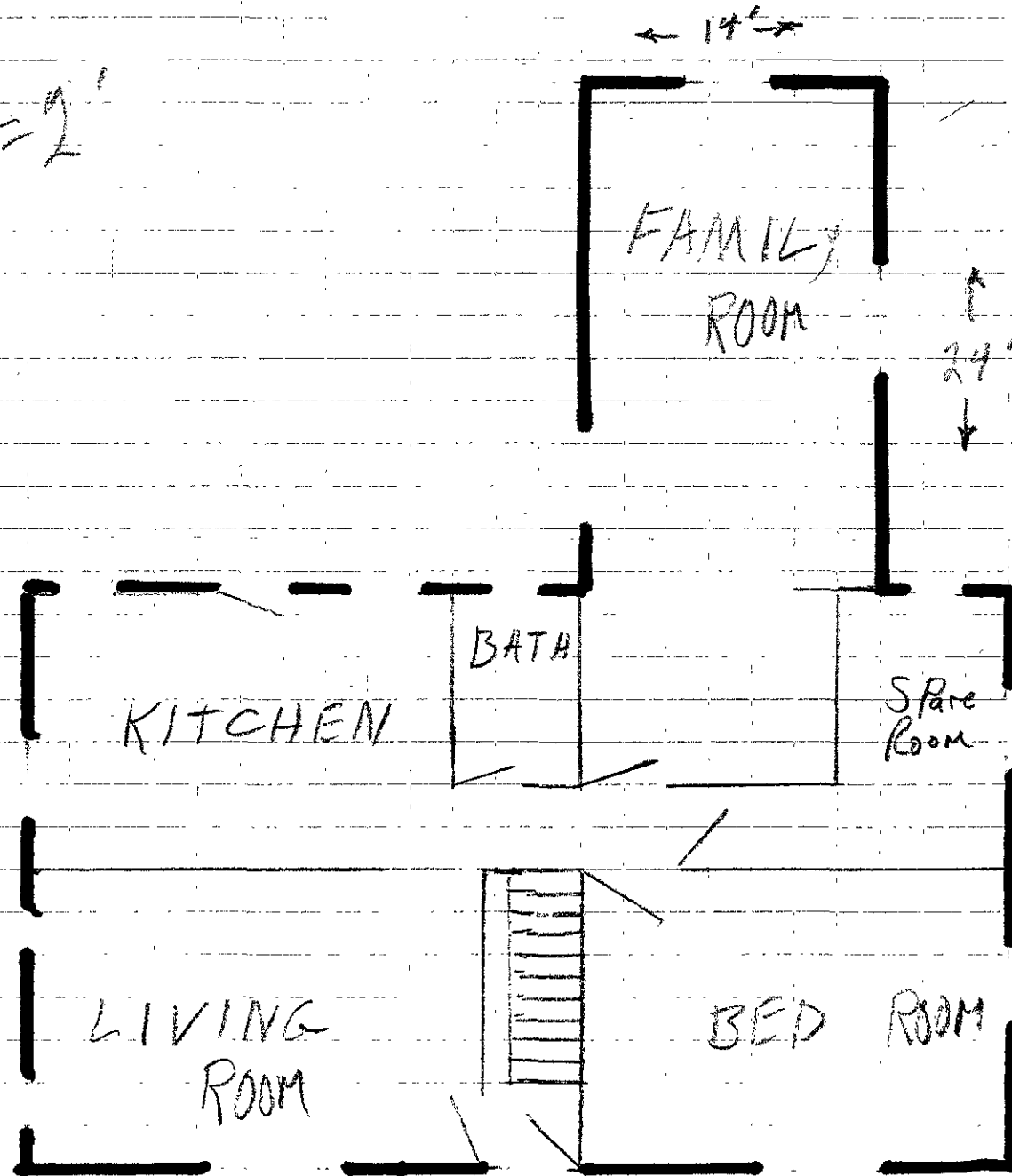
1914 MIDLAND ROAD

ELECTION DISTRICT 12,C7

SCALE 1" = 20'

MARCH 12, 2001

$\frac{1}{4} = 2'$

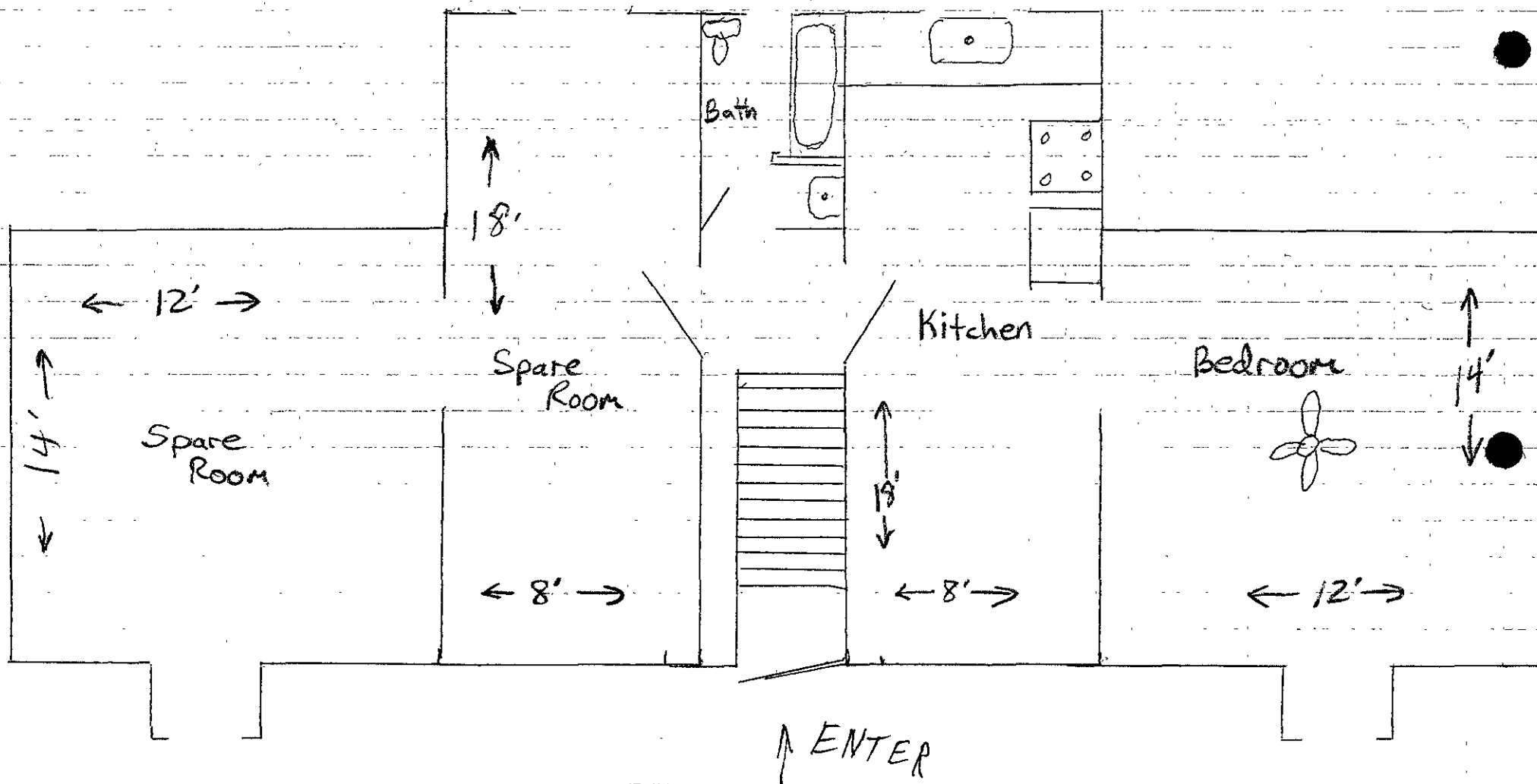


Rel 3A

← 45' →
1914 777 Midland Rd
FIRST FLOOR

Second Floor 1914 Midland Rd.

Feb 3B



C

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