

IN RE: PETITION FOR SPECIAL HEARING
S/S Roosevelt Street, 159' SW
centerline of York Road
8th Election District
4th Councilmanic District
(3 Roosevelt Street)

Walter L. Brewer, Jr., Brent K. Brewer
and Barry S. Brewer
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-477-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Walter L. Brewer, Jr., Brent K. Brewer and Barry S. Brewer. The Petitioners are represented by Michael B. Sauer, attorney at law. The special hearing request involves property located at 3 Roosevelt Street in the Timonium area of Baltimore County. The property is currently zoned D.R.3.5. The special hearing request is to approve the continued non-conforming use of an existing business in a D.R. zone.

Appearing at the hearing on behalf of the special hearing request were Walter L. Brewer, and Brent Brewers, owners of the property, Carroll Caslin, Russell Chilcoat, Richard Chilcoat and Bruce Doak, representing Gerhold, Cross & Etzel, the land surveyors who prepared the site plan of the property. Michael B. Sauer, attorney at law, represented the Petitioners. Appearing in opposition to the Petitioners' request were Larry Townsend, Louis Miller and Stewart Davis, all representatives of surrounding community associations. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.36 acres, more or less, zoned D.R.3.5. The subject property is improved with a two-story frame building and 2 accessory garages. The property is located on the south side of Roosevelt Street, west of its intersection with York Road in Timonium. The property is also known as Lots 38-43 of the plat of Timonium Heights.

Testifying on behalf of the special hearing request was Mr. Walter L. Brewer, one of the owners of the property. Mr. Brewer testified that the subject property is utilized at this time by the Walter L. Brewer, Inc. Plumbing & Heating business. The offices of the company are located within the two-story frame building situated in the center of the site. The two accessory garages and accessory shed are utilized by the business for the purpose of storing plumbing and heating material. In addition, the Petitioners also store their service trucks on the subject property. No heavy equipment is currently stored on site. Mr. Brewer went on further to testify that his father purchased the subject property on or about 1940. The property has remained in the Brewer family since 1940 until the present date. In fact, Mr. Brewer testified that he was born and raised in the house which now serves as a full-time office for the family business. The witness also testified that at age 6 or 7 he began working in the family plumbing and heating business and has continued to work in that business up until the present time. In fact, Mr. Brewer's brothers, Brent and Barry also work in the family business.

The uncontradicted and overwhelming testimony offered at the hearing, both by live testimony, affidavit testimony, and the numerous exhibits submitted into evidence, clearly demonstrate that the subject property has been utilized by the Brewer family as a plumbing, heating and air conditioning business since 1940 up until the present time. The use of the subject property has been continuous and uninterrupted during that entire period. There was no testimony presented at the hearing to contradict the testimony offered as to the historical use of this property. Accordingly, the special hearing request to approve the subject site as a non-conforming business in a D.R. zone shall be approved. The granting of this special hearing shall only apply to Lots 38-43. The site plan submitted into evidence shows that the Brewer family owns a great deal of additional property around the subject site. The special hearing request

before me only involves Lots 38-43. These are the only lots and the only property upon which the Petitioners may operate their plumbing, heating and air conditioning business.

Based on the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. In this case, I find that the Petitioners have presented testimony persuasive to a finding that their family's plumbing & heating business has been ongoing and continuous on this site since approximately 1940. The evidence is persuasive that there have been no gaps in this use.

Pursuant to the advertisement, posting of the property and public hearing held on the petition and for the reasons given above, the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of July, 2002, that the Petitioners' Request for Special Hearing to approve the continued non-conforming use of the existing business in a D.R. zone for the property identified as Lots 38-43, as shown on the site plan submitted into evidence as Petitioners' Exhibit No. 1, be and is hereby APPROVED, subject to the following conditions and restrictions:

1. The Petitioners shall be required to install the fence depicted in the exhibit submitted as Petitioners' Exhibit No. 10A in accordance with the verbal agreement entered into with the adjacent property owner, Mr. Richard Chilcoat. These parties had a private agreement regarding the installation of the fence. The purpose of this restriction is to ensure its installation in the area agreed upon by these two neighbors.
2. The Petitioners shall not be permitted to store and maintain heavy contractor's equipment on the subject property.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

July 1, 2002

Michael B. Sauer, Esquire
401 Washington Avenue, Suite 802
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 02-477-SPH
Property: 3 Roosevelt Street

Dear Mr. Sauer:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Walter L. Brewer, Jr.
3 Roosevelt Street
Timonium, MD 21093

Richard Chilcoat
7 Harding Street
Timonium, MD 21093

Bruce Doak
Gerhold, Cross & Etzel
320 E. Towsontowne Blvd.
Towson, MD 21204

Larry Townsend
GTCC
1111 Longbrook Road
Lutherville, MD 21093

Louis W. Miller
44 E. Timonium Rd
Timonium, MD 21093

Stewart Davis
112 Springside Dr
Timonium, MD 21093



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3 Roosevelt St.
which is presently zoned DR3.5

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 nonconforming use of an existing business in a DR 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael B. Sauer, Esquire

Name - Type or Print

Signature

Company

(410) 296-2151

Suite 802, 401 Washington Ave.

Address

Telephone No.

Rowson, MD. 21204

City

State

Zip Code

Legal Owner(s):

Walter L. Brewer Jr.,

Brent K. Brewer and Barry S. Brewer

Name - Type or Print

Signature

Name - Type or Print

Signature

3 Roosevelt Street (410) 252-1414

Address

Telephone No.

Timonium, Maryland 21093

City

State

Zip Code

Representative to be Contacted:

Walter L. Brewer Jr.

Name

3 Roosevelt Street (410) 252-1414

Address

Telephone No.

Timonium, Maryland 21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

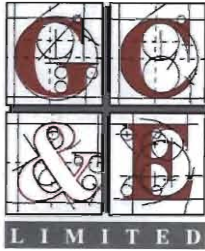
Reviewed By LTm Date 4/30/02

Case No. 02-477-SPH

REV 9/15/95

ORDER RECEIVED FOR FILING

Date 7/1/02



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

April 25, 2002

ZONING DESCRIPTION OF THE BREWER PROPERTY

Beginning for the same at a point on the south side of Roosevelt Street (30 feet wide), said point being measured southwesterly 159 feet, more or less, from the centerline of York Road and being the centerline of an alley (12 feet wide), thence running along the south side of said Roosevelt Street, (1) South 77 degrees 42 minutes West 126.00 feet, thence leaving Roosevelt Street and running, (2) South 12 degrees 18 minutes East 126.00 feet, (3) North 77 degrees 42 minutes East 126.00 feet to the centerline of the aforementioned alley, thence binding on the said centerline of said alley, and (4) North 12 degrees 18 minutes West 126.00 feet to the place of beginning.

Containing 0.36 of an acre of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



#477

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13325

DATE 4/30/02 ACCOUNT 2001 006 6150
AMOUNT \$ 750.00

RECEIVED FROM: W. L. BREWER

FOR: 02-477-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
5/01/2002	5/01/2002	06:58:54
REG#302 MAIL	JAVA JEE DRAWER	2
>>RECEIPT # 199030	5/01/2002	OFLH
Dept 5	528 ZONING VERIFICATION	
CR NO.	013325	
Recpt Tot	\$250.00	
250.00 CK	.00 CA	
Baltimore County, 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: #02-477-SPH '1
3 Roosevelt Street
S/S Roosevelt Street, 159' SW
centerline York Road
8th Election District
4th Councilmanic District
Legal Owner(s): Barry S.,
Brent K. & Walter L. Brewer, Jr.
Special Hearing: to approve the continued non-conforming use of an existing business office in a DR zone.

Hearing: Tuesday, June 25, 2002 at 10:00 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/6/678 June 11 C544325

CERTIFICATE OF PUBLICATION

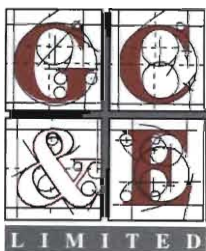
6/13/, 2002

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 6/11/, 2002.

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

S. Wilkins

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-477-SPH
PETITIONER/DEVELOPER:
Barry S., Brent K., \$ Walter L Brewer,
JR.
DATE OF HEARING:
June 25, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION:

3 Roosevelt Street, 159' Southwest of the centerline of
York Road



POSTED ON: June 6, 2002

DATE: June 6, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



06/07/2002

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: 477 02 477 SPT

Petitioner: Walter J. Brewer

Address or Location: 3 Roosevelt Street
Timonium, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Walter J. Brewer

Address: 3 Roosevelt Street
Timonium, Maryland 21093

Telephone Number: (410) 252-1414

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 11, 2002 Issue – Jeffersonian

Please forward billing to:
Walter L Brewer Jr
3 Roosevelt Street
Timonium MD 21093

410 252-1414

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: 02-477-SPH
3 Roosevelt Street
S/S Roosevelt Street, 159' SW centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Barry S, Brent K & Walter L Brewer Jr

Special Hearing to approve the continued nonconforming use of an existing business office in a DR zone.

HEARING: Tuesday, June 25, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

May 23, 2002

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: 02-477-SPH
3 Roosevelt Street
S/S Roosevelt Street, 159' SW centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Barry S, Brent K & Walter L Brewer Jr

Special Hearing to approve the continued nonconforming use of an existing business office in a DR zone.

HEARING: Tuesday, June 25, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: Michael B Sauer Esquire, 401 Washington Avenue, Suite 802, Towson 21204
Barry S, Brent K & Walter L Brewer Jr, 3 Roosevelt Street, Timonium 21093
Walter L Brewer Jr, 3 Roosevelt Street, Timonium 21093
David Welsh, 2 Harding Street, Baltimore 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 10, 2002.**
- (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
pdmlandacq@co.ba.md.us

June 21, 2002

Michael B Sauer, Esquire
401 Washington Avenue
Suite 802
Towson MD 21204

Dear Mrs. Sauer:

RE: Case Number: 02-477-SPH, 3 Roosevelt Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 2002.

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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Walter L Brewer Jr, 3 Roosevelt Street, Timonium 21093
People's Counsel

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





Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 13, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

477
472, 475-479, 482-487

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM:  Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 13, 2002
Item No. 473, 475, 476, 477, 478, 479, 481, 482, 483, 484,
485, 486 and 487

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

RWB:CEN
Cc: file

Jim
4/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

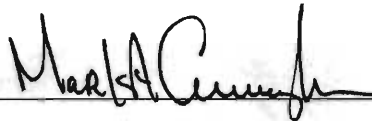
DATE: May 15, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-477, 02-492, 02-493, 02-494, 02-495,
and 02-496

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5-10-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 477 LTM

Dear Mr. Zahner:

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
INTEROFFICE CORRESPONDENCE

DATE: May 21, 2002

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

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

SUBJECT: Item No.: 02-477-SPH
Legal Owner/Petitioner: Walter L. Brewer, Jr., Brent K. Brewer, and Barry S. Brewer
Contract Purchaser:
Property Address: 3 Roosevelt Street
Location Description: S/side Roosevelt St. 159 feet SW centerline York Road

VIOLATION INFORMATION: **Case No.: 02-1078**

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

When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME David Welsh

ADDRESS 2 Harding Street
Baltimore, MD 21093

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:

Code Enforcement Report
Correction Notice
Photos
Copy of Special Hearing

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/lrs

C: Robert Moorefield, Code Enforcement Officer

CODE ENFORCEMENT REPORT

NCF

DATE: 02, 27, 02 INTAKE BY: LG CASE #: 02-1078 INSPEC: 14

COMPLAINT LOCATION: 3 Roosevelt St.

ZIP CODE: 21093 DIST: _____

COMPLAINANT NAME: David Welsh PHONE #: (H) _____ (W) 410-238-1378

ADDRESS: 2 Harding St. ZIP CODE: 21093

PROBLEM: Bus./Res.; C.V.s.

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: Business # 410-252-1414 - WALTER L. BROWER, Inc.

TAX ACCOUNT #: 08 02 06551 ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:



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 CORRECTION NOTICE

Citation/Case No. 02-1078	Property No. 08-02-065551	Zoning: DR 3.5
-------------------------------------	-------------------------------------	--------------------------

Name(s): **Walter L Brewer, Jr / Brent K Brewer
Barry S Brewer**

Address: **Same**

Violation Location: **3 Roosevelt St, Timonium, Md 21093-2232**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- 1) Cease operation of business from residence
- 2) Cease parking / storage of commercial vehicles on residentially-zoned property
- 3) Cease operation of contractor's equipment storage yard on residentially-zoned property.

BCZR: 104, 102.1, 1B01.1A, 431;
ZCPM

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

On or Before: 3-5-2	Date Issued: 2-28-2
----------------------------	----------------------------

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: **R. T. Moorefield, R.S.**

INSPECTOR: **R T Moorefield**

STOP WORK NOTICE

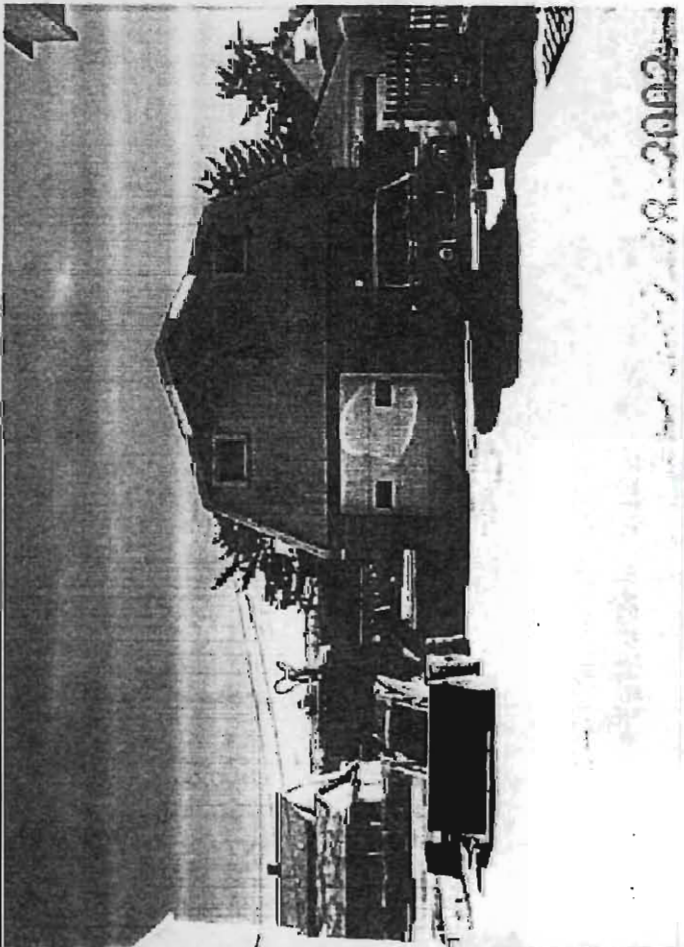
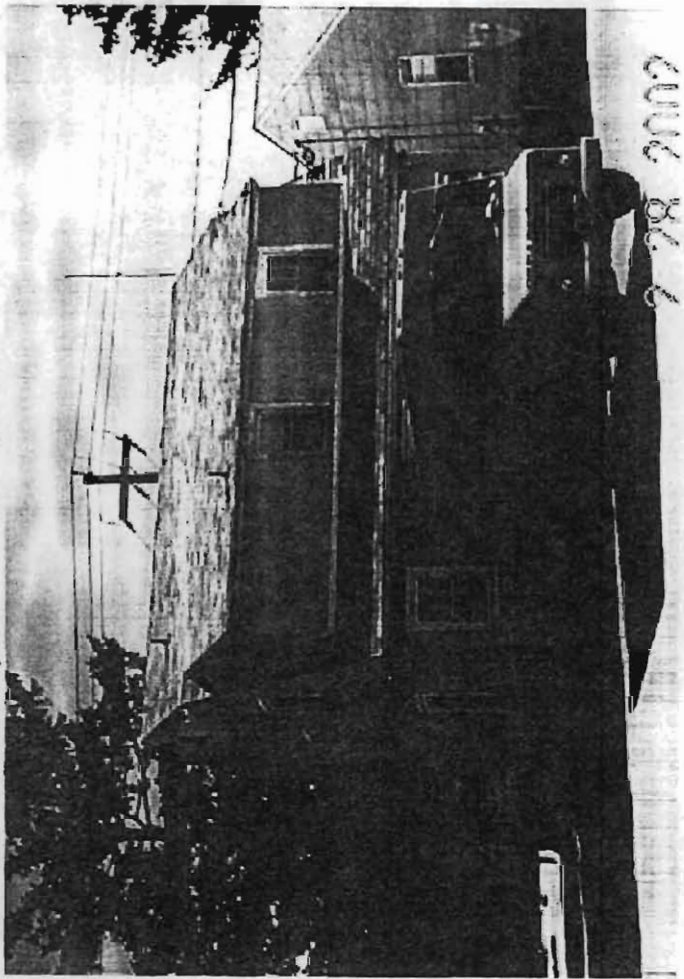
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

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

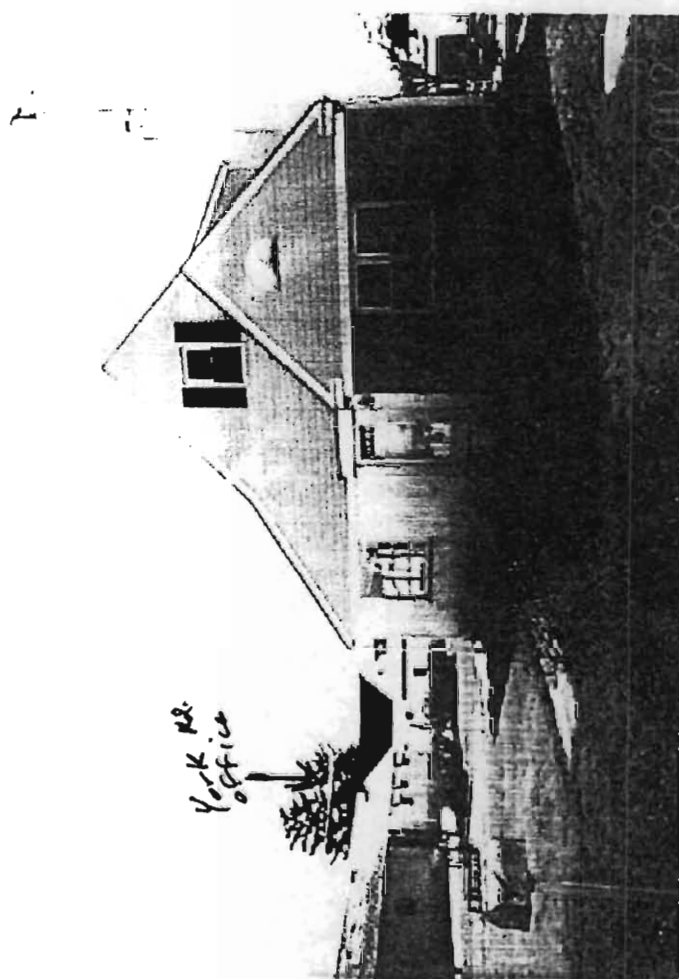
INSPECTOR: _____

AGENCY

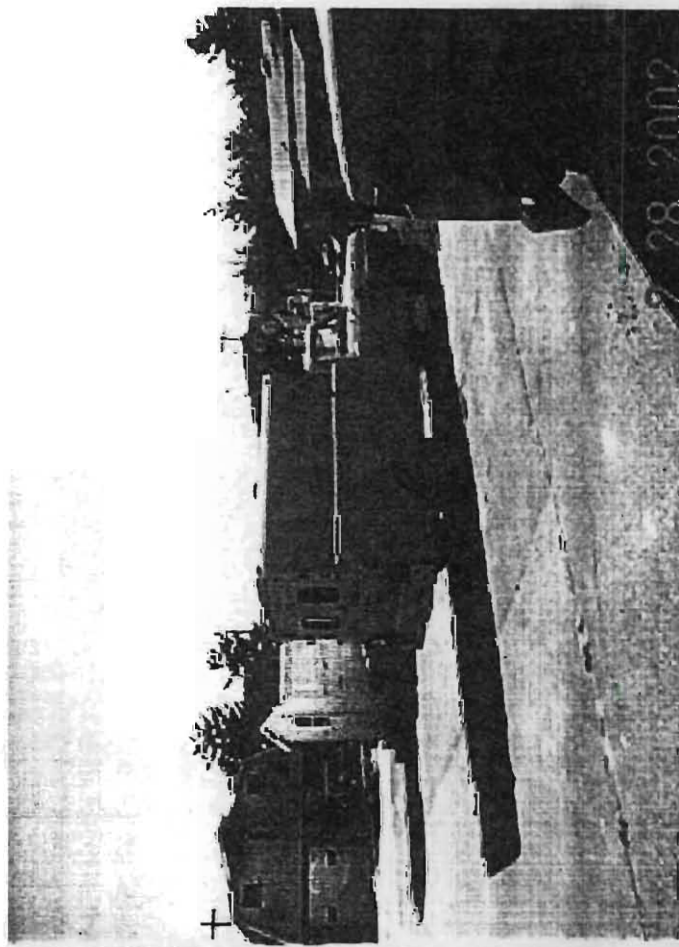
York Rd (rear)



3 Roosevelt (rear)

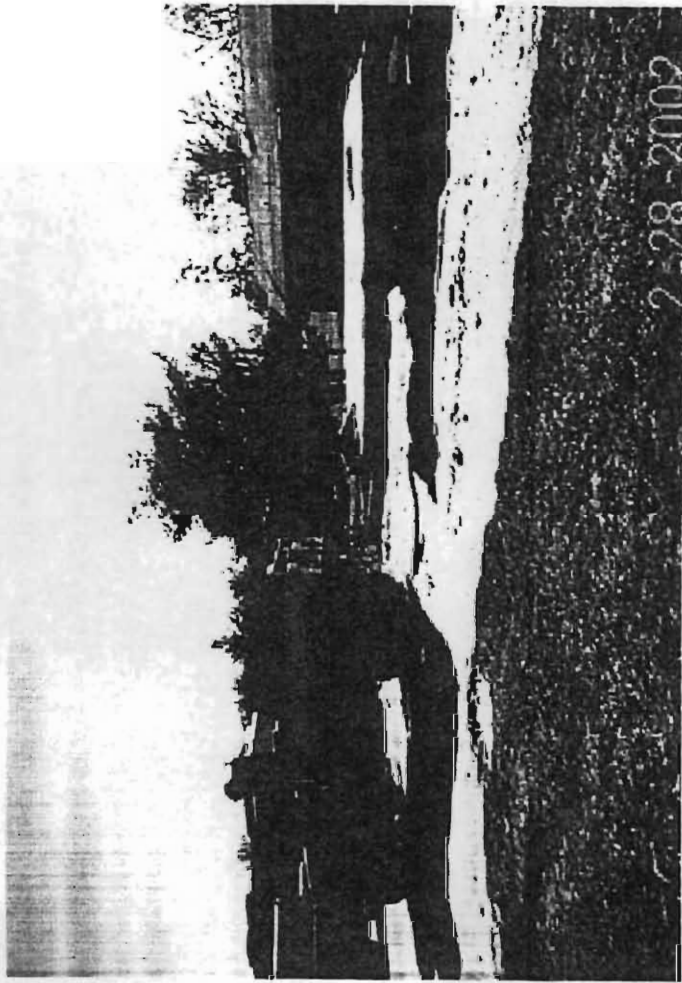


3 Roosevelt

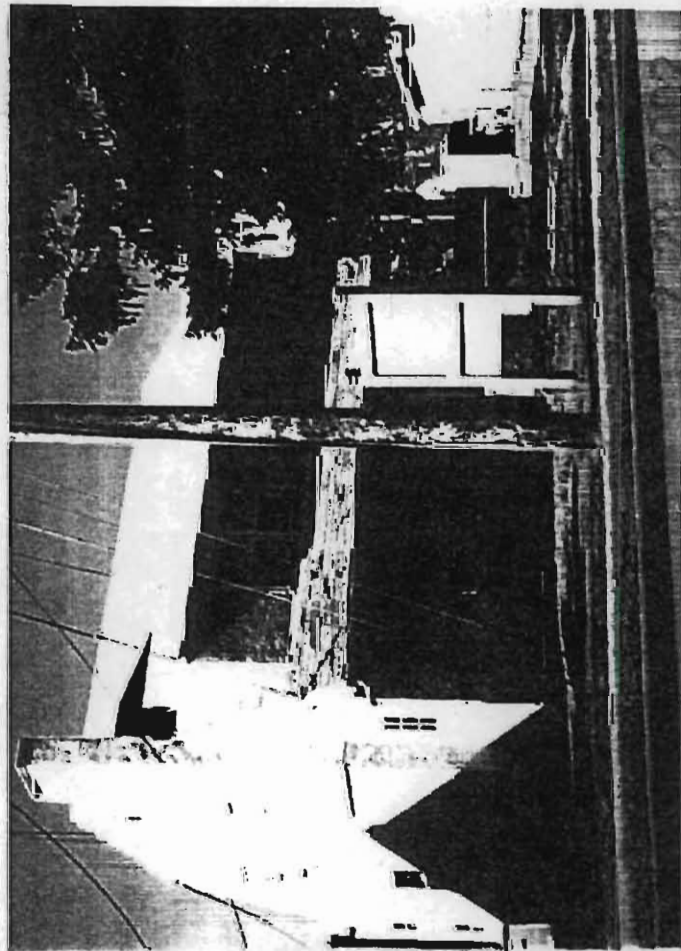


3 Roosevelt (rear)

3 Roosevelt (near)



York Rd. "Office" @
York & Roosevelt
Rm.



310178 JANUARY PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Walter Brewer legal owner 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 and/or Deputy Zoning Commissioner should approve a nonconforming use of the subject

property for the storage of plumbing supplies

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser

Address

Walter L. Brewer
Legal Owner

Address 3 Roosevelt Street

Pimlico, Maryland 21093

Newton Williams, Esq.
Petitioner's Attorney

Address

304 W. Pa. Ave
21204

Protestant's Attorney

DATE

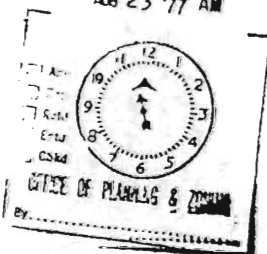
ORDERED By the Zoning Commissioner of Baltimore County, this 22nd day of August, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of October, 1967, at 10:45 o'clock A. M.

Eric Dinenna

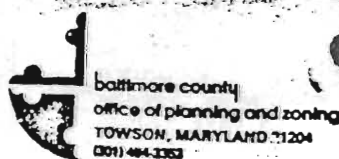
Zoning Commissioner of Baltimore County

AG 23 77 AM

(over)



10:45A
10/24/77



S. ERIC DINENNA
ZONING COMMISSIONER

April 3, 1973

CASE # 78-90-SPH

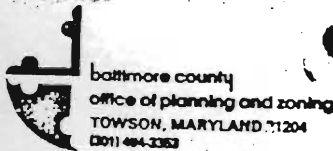
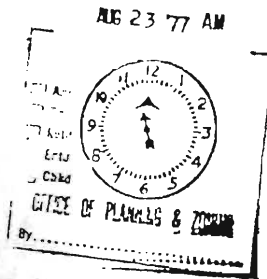
ORDER RECEIVED FOR FILING

ORDER

2120Y
ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of August, 1977, at the subject matter of this petition advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of October, 1977, at 10:45 o'clock A.M.

S. Eric Di Nenna

Zoning Commissioner of Baltimore County



S. ERIC DINENNA
ZONING COMMISSIONER

April 3, 1978

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/corner of Broad Avenue and
Roosevelt Street - 8th Election District
Walter L. Brewer - Petitioner
NO. 78-90-SPH (Item No. 37)

Dear Mr. Williams:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: Mr. & Mrs. Michael Farinacci
106 Roosevelt Street
Timonium, Maryland 21093

John W. Hessian, III, ...
People's Counsel

RECEIVED

BY: [Signature]

1/3/78
18-90-44

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10:45A
10/24/77

ORDER RECEIVED FOR FILING

DATE 10/23/77

BY: [Signature]

PETITION FOR SPECIAL HEARING
at the corner of Broad Avenue and
Roosevelt Street, 8th Election District
Walter L. Brewer, Petitioner
NO. 78-90-SPH (Item No. 37)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a
Petition for a Special Hearing to approve a nonconforming use for the storage
of plumbing supplies. The property is located on the northeast corner of
Broad Avenue and Roosevelt Street, in the Eighth Election District of Balti-
more County.

A hearing was conducted in the Zoning Commissioner's hearing room
and, subsequent thereto, on the subject property. Residents of the area were
present at both hearings.

The property in question, as alleged, has operated as a plumbing supply
yard for many years. The property owner now wishes to construct a building
to store his supplies.

Without reviewing the evidence further in detail but based on all the
evidence presented at the hearings, in the judgment of the Zoning Commission-
er, a portion of the subject property does enjoy a nonconforming use for the
storage of plumbing supplies. Further, the Petitioner and the residents of
the area have entered into an agreement. A copy of a letter, dated November
4, 1977, setting forth the provisions of the agreement, is attached hereto and
made a part hereof as Zoning Commissioner's Exhibit No. 1. Said noncon-
forming use is enjoyed on Lot Nos. 57 through 62, as indicated on the plat
attached hereto and made a part hereof and shown as Zoning Commissioner's
Exhibit No. 2.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 3rd day of April, 1978, that a Special Hearing to approve

ORDER RECEIVED FOR FILING

DATE 10/23/77

Beginning at a point at the northeast corner of Broad
Avenue and Roosevelt Street being lots 19 thru 37 and

ORDER RECEIVED FOR
APR 13 1978
BY: [Signature]

made a part hereof as Zoning Commissioner's Exhibit No. 1. Said nonconforming use is enjoyed on Lot Nos. 57 through 62, as indicated on the plan attached hereto and made a part hereof and shown as Zoning Commissioner's Exhibit No. 2.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1978, that a Special Hearing to approve

ORDER RECEIVED FOR FI
APR 13 1978
BY: [Signature]

Beginning at a point at the northeast corner of Broad Avenue and Roosevelt Street, being lots 19 thru 37 and 38 thru 62 of Timonium Heights as recorded in the land records of Baltimore County in Liber 45, folio 182.

TO: Deputy Zoning Com
Baltimore County
Towson, Maryland

I swear and affirm
my name is GILL

2418 YORK RD
familiar with the property
Timonium, Maryland, on
with said property on
Zoning laws became of
2418 YORK RD

Of my own knowledge
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3 Roosevelt Avenue in
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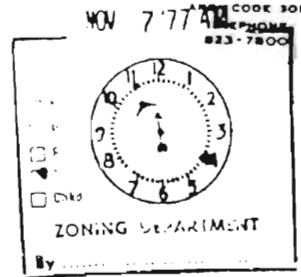
Daniela B. Thorne
Witness

Sworn to this 7

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
KENNETH H. MASTERS
THOMAS J. DENIER

November 4, 1977



The Honorable S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Proposed Resolution of Brewer Special Hearing
Case No. 73-90-SPH.

Dear Commissioner DiNenna:

On behalf of my client, myself, and everyone else involved, we wish to thank you for having come to the site and continued the hearing on November 3, 1977.

From our meeting on the site it is my understanding that you also recognize the existence of a nonconforming use for the storage of plumbing supplies and the use by Mr. Brewer in connection with his long existent plumbing business of a portion of the two-plus acre property which is the subject of this hearing.

It is my understanding that based upon the discussion with the Farinaccis, the Adams and Mrs. Doda, that occurred on November 3, the following proposed resolution of the matter has been agreed upon by all:

1. Mr. Brewer is to be allowed to construct a 24' x 48' garage/storage building similar to that as shown in the Umbaugh Pole Building brochure, Petitioner's Exhibit 4;
2. The storage of plumbing materials and of trailers, backhoes, trucks and other plumbing equipment which is taking place on the subject property is to be concentrated on lots 57 through 62 at the northwest corner of the subject property in question;
3. The 126-foot frontage along Broad Avenue and the 125-foot frontage of Lots 57 through 62 along the north side of the Paper Alley which bisects Section I of Timonium

*Commissioner's Exhibit
1*

2. The storage of plumbing materials and of trailers, backhoes, trucks and other plumbing equipment which is taking place on the subject property is to be concentrated on lots 57 through 62 at the northwest corner of the subject property in question;

3. The 126-foot frontage along Broad Avenue and the 125-foot frontage of Lots 57 through 62 along the north side of the Paper Alley which bisects Section I of Timonium

*Commissioner's Exhibit
1*

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your file

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Page three

reaching what we believe to be a very fair result both for the neighborhood and for the property owner, I am

Respectfully,

Newton A. Williams

Newton A. Williams

APPROVED AND AGREED AS ABOVE:

Doris Farinacci

Michael Farinacci

Gina Adams

Robert Allen

Mrs. Allen

Walter Allen

Page 4

reaching
for the

APPROVED

Doris F

Michael

Gina Ad

Robert

Mrs. All

Walter

Since the
notification

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December

Page two

Heights are to be both enclosed and screened by a 6-foot high or higher (at the option of Mr. Brewer) Page-type chain link fence with interwoven slats to form a physical barrier except on the gates, which are to be kept unscreened pursuant to Baltimore County Police procedures;

4. As soon as the building is constructed and legally available for occupancy the material stored in the semi-trailer on the property is to be stored indoors and the trailer removed from the property as per the pending District Court proceedings and proceedings in Violation Case 77-155-V, C-77-283, and we assume that the District Court proceedings will be stayed and the trailer allowed to remain until building permits can be obtained and the building actually built;

5. The premises are to be kept in a neat and orderly condition pursuant to Deputy Zoning Commissioner Martinak's Order of March 17, 1977, as well as pursuant to this letter of understanding and a similar condition which you may wish to incorporate into any Order in this matter;

6. The headquarters or office type trailer shall be allowed to remain but shall either be stored indoors or within the fenced and screened area; and

7. Mr. Brewer and all of the concerned neighbors are to cooperate with regard to the neighborhood problem being experienced with congregations of teenagers in the area, including incidents of vandalism, littering, etc.

Pursuant to your request and our discussions, copies of this letter are being sent to Mr. and Mrs. Farinacci, Mr. and Mrs. Adams, Mrs. Albert J. Doda and Mr. Brewer and we would ask that if this letter reflects their understanding of the agreement reached at the continued hearing on November 3, that they please sign two copies of this letter, returning one to this office and return the other in the enclosed, addressed envelope directly to your office for inclusion in your file.

Thanking you, your Deputy Mr. Martinak, Mr. Byrnes, and other members of your Staff for your assistance in

Page three

reaching what we believe to be a very fair result both for the neighborhood and for the property owner, I am

Respectfully,

ing one to this office and return the other in the enclosed, addressed envelope directly to your office for inclusion in your file.

Thanking you, your Deputy Mr. Martinak, Mr. Byrnes, and other members of your Staff for your assistance in

Page three

reaching what we believe to be a very fair result both for the neighborhood and for the property owner, I am

Respectfully,

Newton A. Williams

APPROVED AND AGREED AS ABOVE:

Doris Farinacci

Michael Farinacci

Gina Adams

Robert Adams

Mrs. Albert J. Doda

Walter L. Brewer

Since the meeting on November 3, I have never received any type of notification and specifically the letter of November 4.

I am opposed to any construction or use of the land in Timonium Heights that does not conform with the residential zoning of the neighborhood.

December 3, 1977

Pauline K. Doda
Pauline K. Doda

18-581

File

JAMES D. NOLAN
J. EARLE PLUMMER
NEWTON A. WILLIAMS
WILLIAM M. HESBY
THOMAS J. PENNE
KENNETH H. HAST
STEPHEN J. NOLA

The Hon
Zoning (C
Baltimore
Towson,

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for the neighborhood and for the property owner, I am

Respectfully,

Newton A. Williams

Newton A. Williams

APPROVED AND AGREED AS ABOVE:

Doris Farinacci
Doris Farinacci

Michael Farinacci
Michael Farinacci

Gina Adams

Robert Adams

Mrs. Albert J. Doda

Walter L. Brewer

MAR 13 '78 AM

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
304 WEST 30th Street, New York, N.Y. 10001



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reaching what we believe to be a very fair result both
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Respectfully,

Newton A. Williams

Newton A. Williams

APPROVED AND AGREED AS ABOVE:

Doris Farinacci

Michael Farinacci

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Gina Adams

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JEANE J. ~~Adams~~ Adams

Mrs. Albert J. Doda

Walter L. Brewer

MAR 13 '78 AM



Page two

property for plumbing work

18-581
File

LAW OFFICES OF

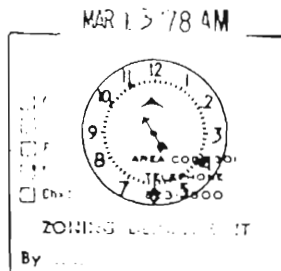
NOLAN, PLUMHOFF & WILLIAMS

204 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204

March 10, 1978

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. RENNER
KENNETH H. MASTERS
STEPHEN J. NOLAN



The Honorable S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Proposed Resolution of Brewer Special
Hearing - Case No. 78-90-SPH.

Dear Commissioner DiNenna:

On February 22, the Honorable Gerard W. Wittstadt, sitting in the District Court, has continued Case No. 546P1 for an additional 90 days, that is until May 22 of this year.

As you will recall, the only remaining claim to violation involves a trailer in which some plumbing supplies are being stored.

We know that you are extremely busy with the cycle zoning, but we would respectfully refer you to our letter of November 4, 1977, with the attached exhibit, a copy of which is enclosed herewith for your convenience. Both of the close neighboring families, namely the Parinacis and the Adams agree that allowing the construction of a small garage-type building, fenced as outlined in our November 4 letter, with the other conditions set out therein would be in the best interests of the neighborhood involved. Unfortunately, a Mrs. Doda, who is a resident of Timonium Heights but whose property is not located near the Brewer property does not agree.

As we have told you and as you know, Mr. Brewer is a long time resident of Timonium Heights, and he and his sons have been serving the community through their family plumbing business for many years. We know the construction of the small building requested and the continuation of the nonconforming use of a portion of Mr. Brewer's

Page two

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If
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NAV/hl
Enclosure

cc: The Hon.
2nd Dist.
14239 Ph.
Phoenix,

Mrs. Pat
Assistant
Court Ho
Towson,

James B.
Assistant
County

Mr. J. B.
Mr. J. B.
Mr. J. B.

Mr. J. B.
190 W. 1st St.

Mr. J. B.
Pocahontas

Mr. J. B.
Pocahontas

Page two

property for plumbing business use is in the best interest of the community, since it will be contained within a building or within a fenced, enclosed area.

If there is anything further that you need from this office, from our clients, or from any other agencies with the case, please do not hesitate to contact us. We will make every effort to make such material available to you.

Thanking you for your consideration of this matter and awaiting any questions that you may have, I am

Respectfully,

Thomas A. Williams

NAW/hl

Enclosure

cc: The Hon. Clarence E. Bitter, Jr.
3rd District Councilman
14239 Phoenix Road
Phoenix, Maryland 21131

Mrs. Patricia Milhauser
Assistant to Councilman Bitter
Court House
Towson, Maryland 21204

James B. Byrnes, III
Director, Department of
Public Works Building

Mr. and Mrs. J. R. B. B.
100 Roosevelt Street
Baltimore, Maryland 21201

Mr. and Mrs. William
100 Roosevelt Street

Mr. Walter L. B.
100 Roosevelt Street

Mr. J. R. B.
Baltimore, Maryland
Baltimore, Maryland

RE PETITION FOR SPECIAL HEARING

BEFORE THE

NE/corner of Broad Avenue and
Roosevelt Street - 8th Election District
Walter L. Brewer - Petitioner
NO. 78-90-SPH (Item No. 37)

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

... ..
This matter comes before the Zoning Commissioner as a result of a
Petition for a Special Hearing to approve a nonconforming use for the storage
of plumbing supplies. The property is located on the northeast corner of
Broad Avenue and Roosevelt Street, in the Eighth Election District of Balti-
more County.

A hearing was conducted in the Zoning Commissioner's hearing room
and, subsequent thereto, on the subject property. Residents of the area were
present at both hearings.

The property in question, as alleged, has operated as a plumbing supply
yard for many years. The property owner now wishes to construct a building
to store his supplies.

Without reviewing the evidence further in detail but based on all the
evidence presented at the hearings, in the judgment of the Zoning Commission-
er, a portion of the subject property does enjoy a nonconforming use for the
storage of plumbing supplies. Further, the Petitioner and the residents of
the area have entered into an agreement. A copy of a letter, dated November
4, 1977, setting forth the provisions of the agreement, is attached hereto and
made a part hereof as Zoning Commissioner's Exhibit No. 1. Said noncon-
forming use is enjoyed on Lot Nos. 57 through 62, as indicated on the plat
attached hereto and made a part hereof and shown as Zoning Commissioner's
Exhibit No. 2.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 3rd day of April, 1978, that a Special Hearing to approve

BY *Stallan L. Davis*
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE *April 9, 1978*
BY *Stallan L. Davis*

RE THE
COMMISSIONER
OF
BALTIMORE COUNTY
result of a
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Said noncon-
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Commissioner's
of Baltimore
ring to approve

a nonconforming use for the storage of plumbing supplies, on that portion of the property indicated as Lot Nos. 57 through 62 on the attached plat, which hereto has been made a part hereof, and shown as Zoning Commissioner's Exhibit No. 2, should be and the same is GRANTED, from and after the date of this Order, subject to incorporation of the conditions set forth in the attached letter of November 4, 1977, and shown as Zoning Commissioner's Exhibit No. 1, it being intended that these conditions be incorporated herein and made a part hereof as restrictions and conditions of the granting of this Special Hearing.

It is further ORDERED that the rest and residue of the subject property does not enjoy a nonconforming use for the storage of plumbing supplies and that that portion of the property can be used only in accordance with the zoning classification it may enjoy.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 9, 1978
BY Paula L. Conry, clerk
ADMINISTRATIVE ASSISTANT

Without reviewing the evidence further in detail but based on all the evidence presented at the hearings, in the judgment of the Zoning Commissioner, a portion of the subject property does enjoy a nonconforming use for the storage of plumbing supplies. Further, the Petitioner and the residents of the area have entered into an agreement. A copy of a letter, dated November 4, 1977, setting forth the provisions of the agreement, is attached hereto and made a part hereof as Zoning Commissioner's Exhibit No. 1. Said nonconforming use is enjoyed on Lot Nos. 57 through 62, as indicated on the plat attached hereto and made a part hereof and shown as Zoning Commissioner's Exhibit No. 2.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1978, that a Special Hearing to approve

LEGAL DESCRIPTION:

Beginning at a point at the northeast corner of Broad Avenue and Roosevelt Street being lots #19 thru 37 and 44 thru 62 of Timonium Heights as recorded in the land records of Baltimore County in Liber #5; folio #82.

ORDER RECEIVED FOR FILING

DATE April 9, 1978

BY Louise L. Longest
ADMINISTRATIVE ASSISTANT

TO: Deputy Zoning Co
Baltimore County
Towson, Maryland

I swear and affi

My name is GL

2418 York Rd

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Timonium, Maryland, c

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2418 York Rd

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 Commissioner's
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ORDER RECEIVED FOR FILING

DATE April 8, 1978

BY Donald R. Conry

ADMINISTRATIVE ASSISTANT

AFFIDAVIT

TO: Deputy Zoning Commissioner
 Baltimore County Office of Planning & Zoning
 Towson, Maryland 21204

I swear and affirm as follows:

My name is Gilbert H. Darn and I reside at
2418 York Rd.. I am 67 years of age. I am
 familiar with the property at Broad and Roosevelt Avenues,
 Timonium, Maryland, owned by Walter L. Brewer and was familiar
 with said property on January 2, 1945, when the Baltimore County
 Zoning laws became effective. At that time I resided at _____
2418 York Rd..

Of my own knowledge, there were plumbing materials, equipment,
 supplies and machinery stored on the said lot on January 2, 1945.

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Commissioner as a result of a
nonconforming use for the storage
of plumbing supplies in the northeast corner of
Section District of Balti-

Commissioner's hearing room
Residents of the area were

used as a plumbing supply
houses to construct a building

but based on all the
of the Zoning Commission

nonconforming use for the
owner and the residents of
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ent, is attached hereto and
Exhibit No. 1. Said noncon-

as indicated on the plat
is Zoning Commissioner's

Commissioner of Baltimore
Special Hearing to approve

a nonconforming use for the storage of plumbing supplies, on that portion of
the property indicated as Lot Nos. 57 through 62 on the attached plat, which
hereto has been made a part hereof, and shown as Zoning Commissioner's
Exhibit No. 2, should be and the same is GRANTED, from and after the date
of this Order, subject to incorporation of the conditions set forth in the
attached letter of November 4, 1977, and shown as Zoning Commissioner's
Exhibit No. 1. It being intended that these conditions be incorporated herein
and made a part hereof as restrictions and conditions of the granting of this
Special Hearing.

It is further ORDERED that the rest and residue of the subject property
does not enjoy a nonconforming use for the storage of plumbing supplies and
that that portion of the property can be used only in accordance with the zoning
classification it may enjoy.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 3, 1978
BY John P. Chappell
JANUARY 1978

ORDER RECEIVED FOR FIL
DATE July 3, 1977
BY David P. Jones
ADMINISTRATIVE SERVICES

AFFIDAVIT

TO: Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
Towson, Maryland 21204

Notary Public of the
Maryland.

I swear and affirm as follows:

My name is Gilbert H. Dorn and I reside at
2418 York Rd. I am 67 years of age. I am
familiar with the property at Broad and Roosevelt Avenues,
Timonium, Maryland, owned by Walter L. Brewer and was familiar
with said property on January 2, 1945, when the Baltimore County
Zoning laws became effective. At that time I resided at _____

2418 York Rd
Of my own knowledge, there were plumbing materials, equipment,
supplies and machinery stored on the said lots on January 2, 1945,
and for a considerable period of time prior thereto. Mr. Brewer
was engaged in the plumbing business prior to 1945. He resided at
3 Roosevelt Avenue immediately opposite the lots in question and
conducted his business from 3 Roosevelt Avenue and said lots were
used by him to store equipment and materials used in his plumbing
business. The said lots have been continuously used for the storage
of materials and equipment since prior to 1945 in the same manner
in which they are used at the present time.

Daniel B. Thomas
Witness

Gilbert H. Dorn
Affiant

2418 York Rd Timonium Md
Address 81092

Sworn to this 17 day of June, 1977, before me a

supplies, on that portion of
on the attached plat, which
a Zoning Commissioner's
ED, from and after the date
ditions set forth in the
as Zoning Commissioner's
ons be incorporated herein
ions of the granting of this
due of the subject property
ge of plumbing supplies and
in accordance with the zoning

[Signature]
ing Commissioner of
ltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/corner of Broad Ave. & Roosevelt St.,
8th District : OF BALTIMORE COUNTY
WALTER L. BREWER, Petitioner : Case No. 78-90-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

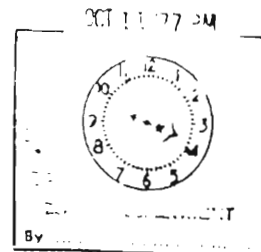
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

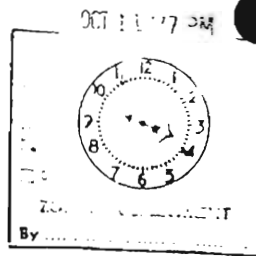
[Signature]
Charles E. Kowitz, Jr.
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the
aforegoing Order was mailed to Mr. Walter L. Brewer, 3 Roosevelt Street, Timonium,
Maryland 21093, Petitioner.

[Signature]
John W. Hession, III





Notary Public of the County of Baltimore, State of
Maryland.

Virginia L. Bauer
Notary Public
My Commission Expires 7/1/78

RE: PETITION FOR SPECIAL HEARING
3 Roosevelt Street, S/S Roosevelt St
159' SW c/I York Rd
8th Election District, 4th Councilmanic

Legal Owner: Walter, Brent, and Barry Brewer
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-477-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.**



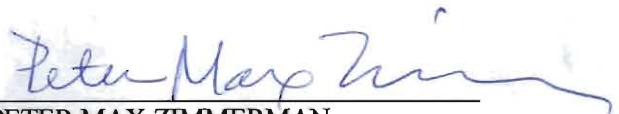
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

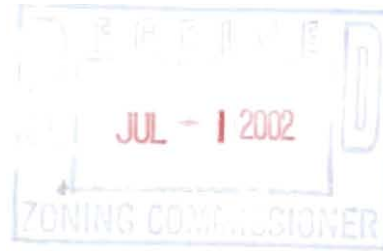
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Michael B. Sauer, Esq., 401 Washington Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

Louis W. Miller, Past President
Greater Timonium Community Council, Inc.
44 E. Timonium Rd., Timonium, Md. 21093
410-252-3444 Email: Leabo@aol.com



June 27, 2002

Mr. Tim Kotroco, Deputy Zoning Commissioner
Baltimore County
401 Bosley Ave.
Towson, Md. 21204

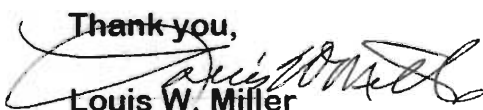
Re: 3 Roosevelt Ave.
West Timonium Heights Community

Dear Deputy Zoning Commissioner Kotroco:

Following the hearing on this property Tuesday morning, we have several comments for your consideration in writing your report.

1. We did not know the nature of the petition until we entered the hearing.
2. There is no question that the Brewers have had a plumbing business at that location.
3. Upon the development of the zoning regulations of Baltimore County in the early 50's, provision was made to "grandfather" such use of then DR 3.5 zoned property. No such request was made until a complaint by a neighbor was instituted.
4. The Brewers have attempted to have that property and three on York Rd. zoned for BM or BL in the Comprehensive Zoning Cycle 2000 and before.
5. During the late 80's and early 90's they acquired the three properties on York Road and are using them as their offices and parking.
6. They wanted the 3 Roosevelt rezoned in 2000 to place a doctor business there.
7. Our request is that you do not make the property use other than as the nonconforming use as a plumbing office and storage. No other uses should be granted. The zoning should remain DR 3.5.

Thank you,


Louis W. Miller

Case Number 02-477 SPH

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Richard L. Chilcoat

7 HARKING ST

Russell J. Chilcoat

10 HARKING ST

Brent H. Brewer

OF WALTER L. BREWER INC

3 ROOSEVELT ST. TIMONIUM

Walter L. Brewer

Carroll Cashin

7 ROOSEVELT ST 21093

BRUCE DANK
GORDON CROSS STREET

320 E. TOWSON TOWN BLVD TOWSON MD 21286

WALTER L. BREWER, INC.

TIMONIUM PLUMBING & HEATING

MECHANICAL CONTRACTOR

COMMERCIAL, RESIDENTIAL, INDUSTRIAL

BATHROOMS — KITCHENS MODERNIZED

KITCHEN CABINETS — DISHWASHERS — GARBAGE DISPOSALS

BACKHOE & HAULING / TRENCHING / SEWER AUGERING

GAS - OIL - COAL - HEATING SPECIALISTS

AIR CONDITIONING

WATER HEATERS

FURNACES-BOILERS

CERAMIC TILE

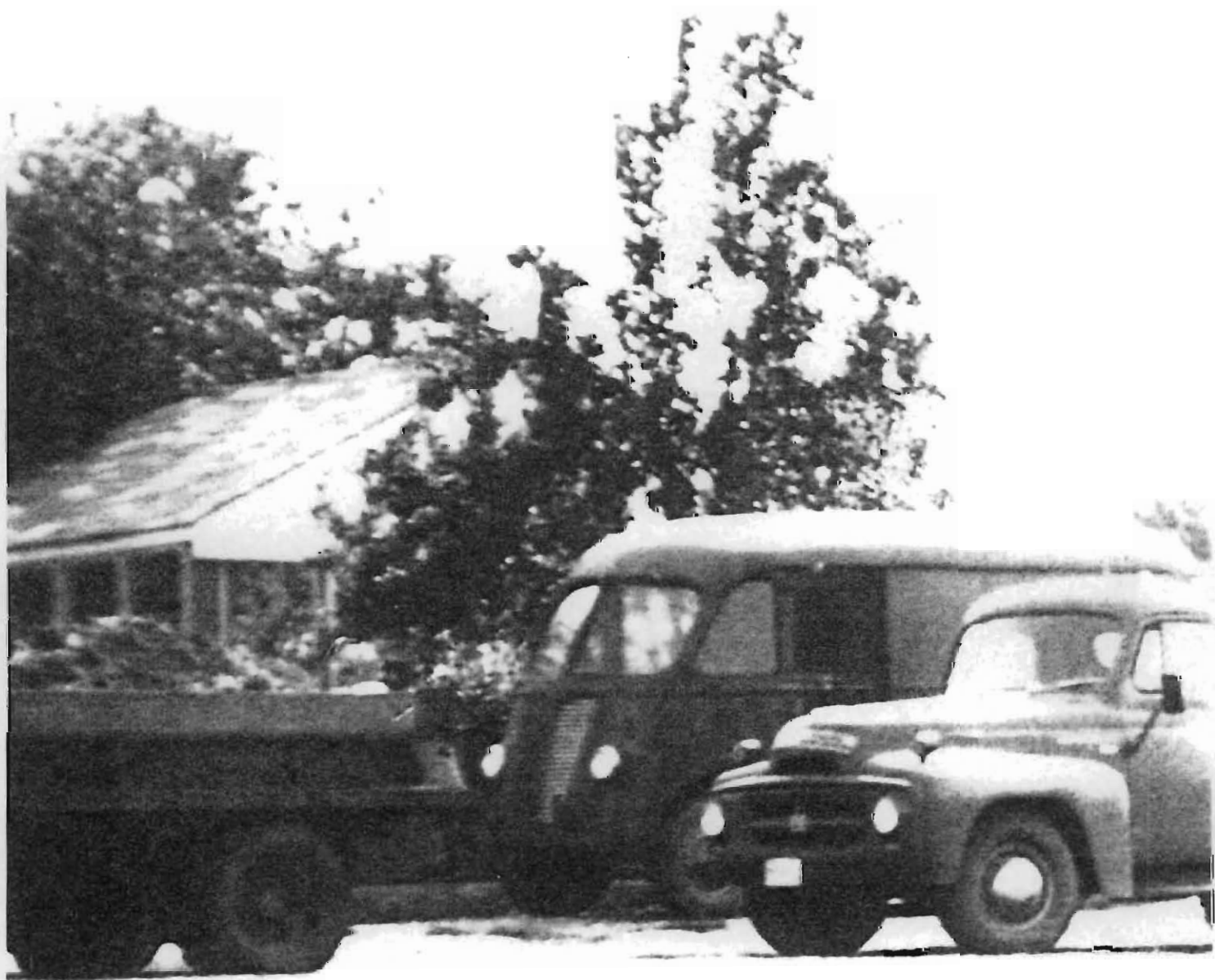
JET AND SUBMERSIBLE WATER SYSTEMS

3 ROOSEVELT

252-1414

TIMONIUM, MD. 21093





6/1/30.







TRANSFERRED

Date 8/14/40

For [Signature]

OLEEN

31/

FITZHUGH LEE COCKEY, Jr.

and

KATHERINE ANN COCKEY, his

wife

19/

and

WALTER LEROY BREWER and

MAY COLGATE BREWER, his wife

Received for Record

Aug 14 1940 at 3 30

same day recorded in Liber

C.W.B. Jr. No. 117 folio 264

One of the Land Records of

Baltimore County and exam-

ined, per

[Signature]

Clerk

STATE RELIEF TAX .50cts.

CLAUDE A. HANLEY

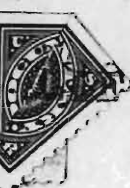
ATTORNEY AT LAW

SECOND NATIONAL BANK BUILDING

TOWSON, MD.

FILED

Ref Ex # 2



THIS DEED, Made this 14th d of August, 1940,

by and between Fitzhugh Lee Cockey, Jr. and Katherine Ann Cockey, his wife, of Baltimore County, State of Maryland, parties of the first part, Grantors, and Walter Leroy Brewer and May Colgate Brewer, his wife, parties of the second part, Grantees.



W I T N E S S E T H That for and in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Fitzhugh Lee Cockey, Jr. and Katherine Ann Cockey, his wife, do hereby grant and convey unto the said Walter Leroy Brewer and May Colgate Brewer, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, all those four (4) pieces or parcels of ground situate lying and being in the Eighth Election District of Baltimore County, State of Maryland and known and designated as lots numbered thirty-eight (38), thirty-nine (39), forty (40) and forty-one (41) in Section "H," as shown on the plat of "TIMONIUM HEIGHTS", which plat is recorded among the Plat Records of Baltimore County in Plat Book Liber W.P.C. No. 5, Folio 82.

BEING the same ground and premises which by a Deed dated the 24th day of October, 1939, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No.1082, Folio 339, was granted and conveyed by the Prudential Cooperative Realty Company, Incorporated, a Body Corporate to the said Fitzhugh Lee Cockey, Jr. and Katherine Ann Cockey, his wife.

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

TO HAVE AND TO HOLD, the said land and premises unto and to the proper use and benefit of the said Walter Leroy Brewer and May Colgate Brewer, his wife, as tenants by the entirety, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple; subject, however, to the legal operation and effect of certain restrictions set forth in a Deed dated the 24th day of October 1939, from the Prudential Cooperative Realty Company, Incorporated, a Body Corporate to the said Fitzhugh Lee Cockey, jr. and Katherine Ann Cockey, his wife, and recorded among the land Records of Baltimore County in Liber C.W.B.Jr., No.1082, Folio 339.

AND the said Fitzhugh Lee Cockey, Jr. and Katherine Ann Cockey, his wife, do hereby covenant that they have not done, nor suffered to be done, any act, matter or thing whatsoever to encumber the property hereby conveyed, and that they will warrant specially the property hereby granted, and that they will execute such other and further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

Hazel E. Magness
Hazel E. Magness

Fitzhugh Lee Cockey, Jr. (SEAL)
Fitzhugh Lee Cockey, Jr.

Katherine Ann Cockey (SEAL)
Katherine Ann Cockey

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:-

I HEREBY CERTIFY, That on this 14th day of August, 1940, before me, the Subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared Fitzhugh Lee Cockey Jr. and Katherine Ann Cockey, his wife, and they acknowledged the foregoing Deed to be their act.

WITNESS my hand and Notarial seal.

Hazel E. Magness
Hazel E. Magness
Notary Public

2254
15 TRANSFERRED
Date 7-24-42
Per JCN

21/ FROM
COUNTY COMMISSIONERS
OF
BALTIMORE COUNTY
A Corporation and a Body Politic, Grantor

TO
Walter L. Brewer and wife
May 6.

Received for Record
July 24 1942 at 11:55 AM
same day recorded in liber
C.H.K. No 1246 folio 15
One of the ~~Land~~ Records of
Baltimore County and exam-
ined, per
Christian J. Kahl
Clerk.

MICHAEL PAUL SMITH
~~JOHN W. SMITH~~
Counsel to the Board of County Commissioners
Of Baltimore County.

Ret Ex #3

300

THIS DEED, Made this6th.....day of July, - - - - - ,in the year nineteen hundred and forty-two, - - - - - , by the County Commissioners of Baltimore County, a corporation and a body politic, in the State of Maryland, party of the first part, Grantor, to Walter L. Brewer and May Cockey Brewer, his wife, parties - - - - - of the second part, Grantees.

WHEREAS the County Commissioners of Baltimore County did, on July 6th, 1942, in pursuance of the Public Local Laws of Baltimore County now in force, after giving public notice by advertisement in ~~The Union News~~ - - - - - a newspaper published and printed in Baltimore County, offer for sale at Public auction, at the Court House door in Towson, Maryland, the property hereinafter described, and sold the same to the said second parties, Grantees herein, who were then and there the highest bidders therefor, at and for the sum of Ninety-seven Dollars (\$97.00) - - - - - and the said purchaser s having paid unto the County Commissioners of Baltimore County the full amount of said purchase money, wherefore these presents are executed.

NOW, THEREFORE, THIS DEED WITNESSETH that in consideration of the premises and of the sum of One Dollar, the receipt whereof is hereby acknowledged, the said County Commissioners of Baltimore County, a corporation and a body politic, does grant and hereby convey unto Walter L. Brewer and May Cockey Brewer, his wife, their - - - - - heirs and assigns, as tenants by the entireties, in fee simple,/the following described property:-

Lot fronting 20 feet on the south side of Roosevelt Street, with a depth of 126 feet, being Lot #42, Section H, on the Plat of Timonium Heights, which is on file in the office of the Clerk of the Circuit Court for Baltimore County. BEING the same lot mentioned in Equity Docket 38, folio 244, assessed to Frederick W. Uehr for 1934. Eighth District. Sale ratified and confirmed about January 13, 1938.

Lot fronting 20 feet on the south side of Roosevelt Street, with a depth of 126 feet being Lot #43, Section H on the Plat of Timonium Heights, which is on file in the office of the Clerk of the Circuit Court for Baltimore County. BEING the same lot mentioned in Equity Docket 38, folio 125, assessed to Frederick W. Uehr for 1933. Eighth District. Sale ratified and confirmed about February 17, 1937.

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

TO HAVE AND TO HOLD the land and premises above described and designated, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said **second parties, their heirs and assigns, as tenants by the entireties, in fee simple.**

AND the said County Commissioners of Baltimore County, a corporation and a body politic, hereby covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said property as may be requisite.

AS WITNESS the signature of H. Streett Baldwin, President of the Board of County Commissioners of Baltimore County, and its corporate seal hereto affixed, attested by James G. Selfe, the Chief Clerk and Auditor thereof.

COUNTY COMMISSIONERS OF BALTIMORE COUNTY,

By H. Streett Baldwin
H. STREETT BALDWIN, President of the
Board of County Commissioners of Baltimore County

(SEAL)

Attest:

James G. Selfe
JAMES G. SELFE, Chief Clerk and Auditor of the
County Commissioners of Baltimore County.

STATE OF MARYLAND, BALTIMORE COUNTY, To Wit:

I HEREBY CERTIFY that on this **sixth day of July, - - - - -** in the year nineteen hundred and **forty-two, - - - - -**, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared H. Streett Baldwin, President of the Board of County Commissioners of Baltimore County, and acknowledged the foregoing Deed to be the act and deed of the County Commissioners of Baltimore County, a corporation and a body politic.

AS WITNESS my hand and Notarial Seal.

Approved as to form:

Michael Paul Smith
MICHAEL PAUL SMITH,
~~JOHN HOWARD MORRIS~~, Counsel to the County
Commissioners of Baltimore County.

Dorothea Schmidt
~~Notary Public~~ Notary Public.
DOROTHEA SCHMIDT

(Notarial Seal)

WALTER L. BREWER, INC.

PLUMBING • HEATING • AIR CONDITIONING

3 ROOSEVELT STREET

TIMONIUM, MARYLAND 21093

252-1414

Due upon receipt

Ret Ex #4

Summary of Current Charges

This summary is for informational purposes only.

•Verizon

Bill Section	First Page	Calls	Minutes	Amount
Monthly Charges	4			64.13
Additions and Changes to Service(s)	4			4.62
Message Unit Account Summary	5	39		3.55
Operator-Assisted Calls	5	1	1.0	.75
Tax, Surcharges and Other Fees	5			8.52
Services and Equipment Information	7			
Total Verizon Current Charges		40	1.0	81.57

•Directory Services Invoice Summary

Description	First Page	Amount
Charges for April	6	73.50
Total Directory Services Charges		73.50
Total Summary of Current Charges		\$155.07



**Announcing the Directory Assistance Volume Discount Plan (DAVDP)
effective May 2, 2002.**

DAVDP is an optional calling plan for business and residence customers for local directory assistance and national directory assistance. Discounts are received in exchange for a time commitment and are based on a customer's monthly directory assistance usage. Business customers: Call your Customer Account Manager for details and rates. Residence customers: Contact your local Business Office for details and rates.

Service Name Changes Only

You may have one of the following services which will now be named differently on your bill. These changes will not affect the existing services or rates. Not all of these services are available in all areas.

Old Name

Caller ID with Name
Caller ID
Caller ID Manager with Name
Repeat Dialing
Select Forwarding
Optional Wire Maintenance

New Name

Caller ID
Caller ID - Number Only
Call Waiting ID Deluxe
Busy Redial
Select Call Forwarding
Inside Wire Maintenance

Verizon Monthly Charges

• Monthly Service from May 4, 2002 thru Jun 3, 2002	64.13
Total Verizon Monthly Charges	\$64.13

Additions and Changes to Verizon Service(s) - Summary

This is an informational summary.

Number	Pro-Rated	One-Time	Amount
410 252-1414	.00	1.54	1.54
410 252-1415	.00	1.54	1.54
410 252-1416	.00	1.54	1.54
Total		4.62	4.62

Additions and Changes to Verizon Service(s) - Detail

- Total Credits are \$0.00
- Total Debits are \$4.62
- Activity on 410 252-1414
- Account Activity, Effective on May 1, 2002

Description	Qty	Pro-Rated	One-Time	Type	Amount
1. FCC Non Presubscribed Line Charge	1		1.54		1.54
Total for 410 252-1414			1.54		1.54

- Activity on 410 252-1415
- Account Activity, Effective on May 1, 2002

Description	Qty	Pro-Rated	One-Time	Type	Amount
2. FCC Non Presubscribed Line Charge	1		1.54		1.54
Total for 410 252-1415			1.54		1.54

continues



Billing Date 5/4/02
Account 000011211777 50Y
Page 2 of 10
Questions? Call: (800) 356-2355

IMPORTANT INFORMATION

Verizon Maryland is regulated by the Maryland Public Service Commission.
(Federal Tax ID 52-0270070)



WALTER L BREWER INC
3 ROOSEVELT ST
410 252-1414

Account Summary

Amount of last bill dated 4/4/02.....	\$154.75
Payment(s). Thank you. 5/2.....	\$154.75 ^{CR}
Balance.....	\$.00
Verizon Services.....	\$81.57
Charges Billed for Other Companies	
Directory Services	\$73.50
Current Charges Due by 6/3/02.....	\$155.07
Total Amount Due by 6/3/02	\$155.07

A late payment charge not to exceed 1.50% applies to
any balance carried forward to next month's bill.

Ch 9656
5/30/02

PetEx #5

Additions and Changes to Verizon Service(s) - Detail (continued)

•Activity on 410 252-1416

•Account Activity, Effective on May 1, 2002

Description	Qty	Pro-Rated	One-Time	Type	Amount
1. FCC Non Presubscribed Line Charge	1		1.54		1.54
Total for 410 252-1416			1.54		1.54

Total Additions and Changes to Verizon Service(s)

\$4.62

Verizon Message Unit Account Summary

•Local Usage

Description	Calls	Amount
2. Total Number of Message Units Charged	39	3.55
Total Verizon Message Units		\$3.55

Verizon Calls from 410 252-1414

Verizon Direct Dialed Calls

•Local Calls

Description	Calls	Amount
Total Number of Message Units Charged	39	See Message Unit Summary
Total Verizon Direct Dialed Calls		\$0.00

Verizon Operator-Assisted Calls

Date	Time	Place and Number Called	Type	Rate	Minutes	Amount
3. Apr26	11:23am	410 668-****	*69			.75
Total Verizon Operator-Assisted Calls						\$0.75
Total Verizon Calls from 410 252-1414						\$0.75

Tax, Surcharges and Other Fees

•Surcharges

Description	Amount
4. Telecommunications Access of MD Fee	.60
5. Gross Receipts Tax Surcharge	1.45
6. 911 Fee	.60
Tax	
7. Federal	2.26
State	
8. MD Tax	.04
Local	
9. MD Tax	3.57
Total Verizon Tax, Surcharges and Other Fees	\$8.52



Directory Services Invoice Account Summary

Description	Amount
Charges for April	73.50
Directory Services Invoice Account Summary Charges	\$73.50

Directory Services Account Number:0330399510

DIRECTORY SERVICES

Invoice Date: 04/27/02

Current Charges	73.50
Total Amount Due	73.50

FOR YOUR INFORMATION

Based on customer feedback, Verizon Information Services is introducing a separate bill page for your Directory product billing. We have implemented two changes:

- More detail, including a breakdown of advertising charges by directory, and any advance payment and adjustment details.

FOR YOUR INFORMATION

Based on customer feedback, Verizon Information Services is introducing a separate bill page for your Directory product billing. We have implemented two changes:

- More detail, including a breakdown of advertising charges by directory, and any advance payment and adjustment details.

Service Summary

1. DIRECTORY ADVERTISING	73.50
Total Current Charges	73.50

DIRECTORY ADVERTISING

Directory Advertising

Baltimore - East MD 11/2001

2. Monthly Charge / Install 5 of 13	73.50
-------------------------------------	-------

Subtotal	73.50
-----------------	--------------

This portion of your bill is provided as a service to Directory Services.

Verizon Services and Equipment Information

•Summary of Services

Following is a Summary of Recurring Monthly Charges for Informational Purposes.
 Total Charges Due appear on Page 1 of your bill.

•Monthly Service

Description	Qty	Amount
1. Dial Tone - Message Usage	3	.00
2. Dial Tone Line	3	40.02
3. Federal Subscriber Line Charge Multi Line	3	18.48
4. Federal Universal Service Fund Surcharge Multi Line	3	1.80
5. Listed Service	3	2.10
6. Local Number Portability Surcharge	3	.69
7. Touch Tone	3	.00
8. Hunting	2	1.04
9. Key Connections - Business Volume Discount Plan	1	.00
10. Series Hunting	1	.00
		64.13

Total Summary of Services

\$64.13

Maryland State Sales Tax applies to any of the optional products or services listed below:

Anonymous Call	Call Forwarding -	Caller ID	*69	900/976/915 (or other
Rejection	Busy Line Don't	Caller ID with Name	Select Forward	900 type services)
Answer Call	Answer	Home Intercom	Speed Dialing	
Call Block	Call Forwarding -	Intercom Extra	Shared Speed Calling	
Call Forwarding	Don't Answer	Distinctive Ring	Three Way Calling	
Call Forwarding -	Call Trace	Priority Call	Ultra Forward	
Busy Line	Call Waiting	Repeat Dialing		

Tax Codes:	L	Local	F	Federal	E	Exempt
	S	State	R	Local Surcharge		



Verizon Services and Equipment Information

•Verizon Products and Services

Following is the Detail of Recurring Monthly Charges for Informational Purposes.
Total Charges Due appear on Page 1 of your bill.

•Products and Services - Account Level

Description	Qty	Type	Initiation Date	Tax LSFR	Amount
1. Key Connections - Business Volume Discount Plan	1		9/21/99	EEEE	.00
2. Series Hunting	1		1/1/60	EEEE	.00
					.00

•Products and Services - Individual Line(s)

•Location Group: 00000 3 ROOSEVELT ST
LUTHERVILLE MD

•BAC 00000

410 252-1414

Description	Qty	Type	Initiation Date	Tax LSFR	Amount
3. Dial Tone - Message Usage	1		11/11/11	EEEE	.00
4. Dial Tone Line	1		11/11/11	LEFR	13.34
Interlata Carrier Name (PIC)	NONE				
Intralata Carrier Name (LPIC)	BAW				
5. Federal Subscriber Line Charge Multi Line	1		7/1/99	EEFR	6.16
6. Federal Universal Service Fund Surcharge Multi Line	1		6/30/00	EEFR	.60
7. Listed Service	1		1/1/60	EEEE	.00
8. Listed Service	2		1/1/60	EEFE	2.10
9. Local Number Portability Surcharge	1		3/17/99	EEFR	.23
10. Touch Tone	1		7/28/95	EEEE	.00
11. Hunting	1		4/1/77	EEFR	.52
					22.95

410 252-1415

Description	Qty	Type	Initiation Date	Tax LSFR	Amount
12. Dial Tone - Message Usage	1		1/21/76	EEEE	.00
13. Dial Tone Line	1		1/21/76	LEFR	13.34
Interlata Carrier Name (PIC)	NONE				
Intralata Carrier Name (LPIC)	BAW				
14. Federal Subscriber Line Charge Multi Line	1		7/1/99	EEFR	6.16

Tax Codes:	L	Local	F	Federal	E	Exempt
	S	State	R	Local Surcharge		



Verizon Services and Equipment Information

•Verizon Products and Services

•Products and Services - Individual Line(s)

•Location Group: 00000

•BAC 00000

410 252-1415 (continued)

Description	Qty	Type	Initiation Date	Tax LSFR	Amount
1. Federal Universal Service Fund Surchage Multi Line	1		6/30/00	EEFR	.60
2. Local Number Portability Surchage	1		3/17/99	EEFR	.23
3. Touch Tone	1		1/23/93	EEEE	.00
4. Hunting	1		9/11/80	EEFR	.52
					20.85

410 252-1416

Description	Qty	Type	Initiation Date	Tax LSFR	Amount
5. Dial Tone - Message Usage	1		9/11/80	EEEE	.00
6. Dial Tone Line Interlata Carrier Name (PIC) Intralata Carrier Name (LPIC)	1	NONE BAW	9/11/80	LEFR	13.34
7. Federal Subscriber Line Charge Multi Line	1		7/1/99	EEFR	6.16
8. Federal Universal Service Fund Surchage Multi Line	1		6/30/00	EEFR	.60
9. Local Number Portability Surchage	1		3/17/99	EEFR	.23
10. Touch Tone	1		1/23/93	EEEE	.00
					20.33

Total Location Group 00000

64.13

Maryland State Sales Tax applies to any of the optional products or services listed below:

Anonymous Call	Call Forwarding -	Caller ID	*69	900/976/915 (or other
Rejection	Busy Line Don't	Caller ID with Name	Select Forward	900 type services)
Answer Call	Answer	Home Intercom	Speed Dialing	
Call Block	Call Forwarding -	Intercom Extra	Shared Speed Calling	
Call Forwarding	Don't Answer	Distinctive Ring	Three Way Calling	
Call Forwarding -	Call Trace	Priority Call	Ultra Forward	
Busy Line	Call Waiting	Repeat Dialing		

Tax Codes:

L
S

Local
State

F
R

Federal
Local Surcharge

E

Exempt



Service and Equipment Indexing

•Location Group Index

Location Group	Address	Page Number
00000	3 ROOSEVELT ST LUTHERVILLE MD	8

•Line Number Index

Number	Page Number
410 252-1414	8
410 252-1415	8
410 252-1416	9

Tax Codes:

L
S

Local
State

F
R

Federal
Local Surcharge

E Exempt

Ref Ex 6A

AFFIDAVIT

TO: Zoning Commissioner for Baltimore County
Room 407, Fourth floor
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

I hereby state that I am over the age of 18 and competent to testify based on personal knowledge of the matters and facts herein stated:

My name is Charles J. Gmuth and I reside at 45 Belfast RD. I am 80 years of age. I am familiar with the property at 3 Roosevelt Street, Timonium Maryland 21093 presently owned by Walter L. Brewer, Jr., Barry S. Brewer and Brent K. Brewer, sons of Walter L. Brewer Sr., deceased. I was familiar with the property on January 2, 1945, when the Baltimore County Zoning laws became effective. At that time I resided at ROOSEVELT.

Of my own knowledge, 3 Roosevelt Street was owned and occupied by Walter L. Brewer Sr. On January 2, 1945 and for a considerable period of time prior thereto Mr. Brewer conducted a plumbing and heating business at this location known as "Walter L. Brewer Plumbing and Heating". Mr. Brewer was engaged in the plumbing and heating business prior to 1945. Mr. Brewer conducted his plumbing business from 3 Roosevelt Street continuously and without interruption until his recent death. Long before Mr Brewer's death, his sons, Roy, Barry and Brent joined the family business at 3 Roosevelt Street as plumbers and have continued with the business up to the present time. Since prior to 1945, 3 Roosevelt Street has been the business office of the plumbing company where company

vehicles, trucks and equipment have been parked or stored.

I declare and affirm, under penalties of perjury, that the contents of the above affidavit are true and correct to the best of my knowledge, information and belief.

Dated:

6/2/02

Robert J. Smith

AFFIANT

63

AFFIDAVIT

TO: Zoning Commissioner for Baltimore County
Room 407, Fourth floor
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

I hereby state that I am over the age of 18 and competent to testify based on personal knowledge of the matters and facts herein stated:

My name is Alfred Schmitt, Sr. and I reside at 15 Bosley Ave Catonsville. I am 83 years of age. I am familiar with the property at 3 Roosevelt Street, Timonium Maryland 21093 presently owned by Walter L. Brewer, Jr., Barry S. Brewer and Brent K. Brewer, sons of Walter L. Brewer Sr., deceased. I was familiar with the property on January 2, 1945, when the Baltimore County Zoning laws became effective. At that time I resided at Pot Spring Bosky Road.

Of my own knowledge, 3 Roosevelt Street was owned and occupied by Walter L. Brewer Sr. On January 2, 1945 and for a considerable period of time prior thereto Mr. Brewer conducted a plumbing and heating business at this location known as "Walter L. Brewer Plumbing and Heating". Mr. Brewer was engaged in the plumbing and heating business prior to 1945. Mr. Brewer conducted his plumbing business from 3 Roosevelt Street continuously and without interruption until his recent death. Long before Mr Brewer's death, his sons, Roy, Barry and Brent joined the family business at 3 Roosevelt Street as plumbers and have continued with the business up to the present time. Since prior to 1945, 3 Roosevelt Street has been the business office of the plumbing company where company

vehicles, trucks and equipment have been parked or stored.

I declare and affirm, under penalties of perjury, that the contents of the above affidavit are true and correct to the best of my knowledge, information and belief.

Dated: 6-20-202

Alfred Schmidt, Sr.
AFFIANT

6c

AFFIDAVIT

TO: Zoning Commissioner for Baltimore County
Room 407, Fourth floor
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

I hereby state that I am over the age of 18 and competent to testify based on personal knowledge of the matters and facts herein stated:

My name is ROBERT E. SHOCK, JR. and I reside at 304 MELANCHTON AVE., LOATHERVILLE, MD. I am 82 years of age. I am familiar with the property at 3 Roosevelt Street, Timonium Maryland 21093 presently owned by Walter L. Brewer, Jr., Barry S. Brewer and Brent K. Brewer, sons of Walter L. Brewer Sr., deceased. I was familiar with the property on January 2, 1945, when the Baltimore County Zoning laws became effective. At that time I resided at 1614 YORK ROAD, LOATHERVILLE, MD.

Of my own knowledge, 3 Roosevelt Street was owned and occupied by Walter L. Brewer Sr. On January 2, 1945 and for a considerable period of time prior thereto Mr. Brewer conducted a plumbing and heating business at this location known as "Walter L. Brewer Plumbing and Heating". Mr. Brewer was engaged in the plumbing and heating business prior to 1945. Mr. Brewer conducted his plumbing business from 3 Roosevelt Street continuously and without interruption until his recent death. Long before Mr Brewer's death, his sons, Roy, Barry and Brent joined the family business at 3 Roosevelt Street as plumbers and have continued with the business up to the present time. Since prior to 1945, 3 Roosevelt Street has been the business office of the plumbing company where company

vehicles, trucks and equipment have been parked or stored.

I declare and affirm, under penalties of perjury, that the contents of the above affidavit are true and correct to the best of my knowledge, information and belief.

Dated: JUNE 20, 2002

Robert E. Shock, Jr.
AFFIANT

AFFIDAVIT

TO: Zoning Commissioner for Baltimore County
Room 407, Fourth floor
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

I hereby state that I am over the age of 18 and competent to testify based on personal knowledge of the matters and facts herein stated:

My name is Mr. John Eickler and I reside at 55 Cender Road Timonium Md 21093 I am 99 years of age. I am familiar with the property at 3 Roosevelt Street, Timonium Maryland 21093 presently owned by Walter L. Brewer, Jr., Barry S. Brewer and Brent K. Brewer, sons of Walter L. Brewer Sr., deceased. I was familiar with the property on January 2, 1945, when the Baltimore County Zoning laws became effective. At that time I resided at Yon Road Texas Ind.

Of my own knowledge, 3 Roosevelt Street was owned and occupied by Walter L. Brewer Sr. On January 2, 1945 and for a considerable period of time prior thereto Mr. Brewer conducted a plumbing and heating business at this location known as "Walter L. Brewer Plumbing and Heating". Mr. Brewer was engaged in the plumbing and heating business prior to 1945. Mr. Brewer conducted his plumbing business from 3 Roosevelt Street continuously and without interruption until his recent death. Long before Mr Brewer's death, his sons, Roy, Barry and Brent joined the family business at 3 Roosevelt Street as plumbers and have continued with the business up to the present time. Since prior to 1945, 3 Roosevelt Street has been the business office of the plumbing company where company

vehicles, trucks and equipment have been parked or stored.

I declare and affirm, under penalties of perjury, that the contents of the above affidavit are true and correct to the best of my knowledge, information and belief.

Dated: 6/20/12

Man John E. Eiler
AFFIANT

6E

AFFIDAVIT

TO: Zoning Commissioner for Baltimore County
Room 407, Fourth floor
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

I hereby state that I am over the age of 18 and competent to testify based on personal knowledge of the matters and facts herein stated:

My name is CARROLL G. CASLIN and I reside at 4 ROOSEVELT ST 21093 I am 72 years of age. I am familiar with the property at 3 Roosevelt Street, Timonium Maryland 21093 presently owned by Walter L. Brewer, Jr., Barry S. Brewer and Brent K. Brewer, sons of Walter L. Brewer Sr., deceased. I was familiar with the property on January 2, 1945, when the Baltimore County Zoning laws became effective. At that time I resided at 972 WORT RD.

Of my own knowledge, 3 Roosevelt Street was owned and occupied by Walter L. Brewer Sr. On January 2, 1945 and for a considerable period of time prior thereto Mr. Brewer conducted a plumbing and heating business at this location known as "Walter L. Brewer Plumbing and Heating". Mr. Brewer was engaged in the plumbing and heating business prior to 1945. Mr. Brewer conducted his plumbing business from 3 Roosevelt Street continuously and without interruption until his recent death. Long before Mr Brewer's death, his sons, Roy, Barry and Brent joined the family business at 3 Roosevelt Street as plumbers and have continued with the business up to the present time. Since prior to 1945, 3 Roosevelt Street has been the business office of the plumbing company where company

vehicles, trucks and equipment have been parked or stored.

I declare and affirm, under penalties of perjury, that the contents of the above affidavit are true and correct to the best of my knowledge, information and belief.

Dated: 6/24/02

Carroll G. Coslin
AFFIANT

TELEPHONE
BELMONT 0857

McCARDLE & WALSH, INC.

OFFICE & STORE 2316 N. CHARLES ST.
BALTIMORE 18 MD.

WAREHOUSES
HILLEN RD. & MARYLAND AVE
TOWSON, MD.

PHONE
TOWSON 4260-7832

CUSTOMER'S {
ORD. No. & DATE
REQUISITION No.
CONTRACT No.

SHIPPER'S {
INVOICE DATE
INVOICE No.
ORDER No.

9-14-51
12083
W 27114

SOLD TO

Walter Brower
Roosevelt Ave.
Timonium, Md.

9A

SHIPPED TO
DESTINATION
DATE SHIPPED
ROUTE

F. O. B.

TERMS 2% - 10 DAYS, 30 DAYS NET.

INTEREST AT 6% PER ANNUM WILL BE CHARGED AFTER 60 DAYS

QUANTITY ORDERED	QUANTITY SHIPPED	DESCRIPTION	PRICE	GROSS	DISCOUNT	TOTAL
	6	2" Blk. unions	1.84			11.00
	2	1 1/2" ditto	1.45			2.90
	3	2 x 1/2 x 2" Blk. c. i. tees	1.09			3.27
	4	2 1/2 x 2" Blk. bushings	.3528			1.41
	1	2 x 1-1/4" C. I. ell				.80
	1	2 x 1-1/4" Blk. bushing				.20
						19.60
					tax	.40
						20.00

Prices subject to change without notice—Claims must be made in five days—We are not liable for loss or damage after delivery to Transportation Company.

G.K. Fence, Inc.

Mr. Barry,

The tallest PVC fencing that is made by Bufftech in the Board-on-board style is 6'.

They make a solid-board style called the "Galveston" in 8' height, but this is solid board and not the alternating like 'Board on board'.

I've given you a quote for each of these.

If you have any questions, you can call me on my cell # 410-409-5285 during the day.

Thanks, Greg

G.K. FENCE, INC.

2417 Edwards Manor Drive • Forest Hill, MD 21050

410-893-9320

FAX 410-893-9325

**PROPOSAL &
ACCEPTANCE**

SUBMITTED TO <u>WALT BREWER Plumbing</u>	PHONE <u>410-252-1414</u>	FAX <u>410-561-1274</u>	DATE <u>3/11/02</u>
ADDRESS <u>3 ROOSEVELT ST</u>	JOB NAME <u>SIDE</u>		
<u>Timonium, MD 21093</u>	JOB LOCATION <u>ROOSEVELT ST.</u>		
ATTENTION <u>MR. BARRY</u>			

We propose to furnish and install:

150 LF OF 6' HIGH BOARD-ON-BOARD PVC FENCING

"COLUMBIA" STYLE

\$ 5,736.⁰⁰

150 LF OF 8' HIGH SOLID BOARD PVC FENCING

"GALVESTON" STYLE

\$ 6,647.⁰⁰

Petex #103

GKF will not schedule or purchase materials until a signed proposal is received by our office.

We propose to furnish & install material & labor for the sum of \$

Proposal submitted by: GREG KIELEK

Posts will be machine driven, any hand excavation will be an extra to the contract. We will take every precaution not to damage any sidewalks, but we will not be responsible for any cracks or broken sidewalk.

ALL MAINTENANCE OF TRAFFIC TO BE DONE BY OTHERS.

PAYMENT TO BE MADE AS FOLLOWS: _____

CREDIT TERMS: Our credit terms are 2% 10, Net 30 days, unless otherwise noted. Balances remaining unpaid after 30 days are subject to a 2.0% PER MONTH FINANCE CHARGE (ANNUAL PERCENTAGE RATE OF 24%). If the account is not paid in accordance with these terms, G.K. Fence, Inc. (GKF) is authorized to take whatever collection action it deems appropriate, including, but not limited to, the filing of a mechanics lien on said jobsites and the commencement of court collection proceedings. If GKF is required to retain an attorney to assist in collecting any past due balance, you agree to pay court costs and attorney fees incurred in collecting any amount unpaid.

ACKNOWLEDGEMENT AND ACCEPTANCE OF PROPOSAL: The above prices, specifications & conditions are satisfactory & are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Your signature constitutes acceptance of these terms.

SIGNATURE

DATE

PRINTED NAME AND TITLE





