ORDER RECAIVED FOR FILING Date

By

By IN RE: USE PERMIT APPLICATION

NW/S Centre Avenue, 175' N of the c/l

Burke Avenue

(104 Centre Avenue)

9th Election District

4th Council District

Gary E. Arthur, Owner/Applicant

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-098-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of an application for a use permit filed by the owner of the subject property, Gary E. Arthur. The Applicant seeks approval of a Boarding/Rooming House on the subject property, zoned D.R.5.5, pursuant to Section 408.B of the Baltimore County Zoning Regulations (B.C.Z.R.). The property is located on the northwest side of Centre Avenue, between Burke Avenue and Linden Terrace in Towson. Apparently, the application was filed as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the use of the property as a rooming house. The subject property and improvements thereon are more particularly shown on the plat submitted with the application, and marked into evidence as Petitioner's Exhibit 1.

Boarding/rooming houses are regulated by Section 408.B of the B.C.Z.R. Pursuant to Section 408.B(A) thereof, a property owner shall submit an application for such use to the Department of Permits and Development Management. Thereafter, notice of the application is posted on the property for a period of 15 days following the filing of the application. Within the 15-day posting period, any interested person residing within 1000 feet of the subject property may file a formal request for public hearing before the Zoning Commissioner. If a formal request for public hearing is filed, the matter is thereafter scheduled for a public hearing and public notice of same is provided. In this case, the property was duly posted on August 18, 2002 and a demand for public hearing was timely received from Constant J. Georges, legal owner of 112 Burke Avenue, on August 26, 2002. Thus, the matter was scheduled for a public hearing in accordance with the regulations.

Appearing at the requisite public hearing was Gary E. Arthur, property owner. Appearing in opposition to the request were a number of residents from the surrounding locale, including Blair K. Melvin, Dominica Presgraves, Rita Melnick, Richard Parsons, John M. Poura II, Stacy Weiss, and Constant J. Georges. Also appearing was Dennis J. Psoras, Esquire, who appeared on behalf of the opponents.

Testimony and evidence presented revealed that the subject property is actually comprised of two lots, namely Lots 6 and 7 of the Towson Manor subdivision, which was recorded in the Land Records of Baltimore County many years ago. The property contains a combined area of 5,000 sq.ft., more or less, zoned D.R.5.5, and is 50 feet wide and 100 feet deep in dimension. The property is improved with a 1½ story dwelling, known as 104 Centre Avenue, which presently contains four apartments. Essentially, the property is used as a duplex, with the units sitting side by side. One side of the building is used as a one-bedroom apartment, while the other half of the structure is used as a three-bedroom apartment. Currently, there are four residents of the building. Mr. Arthur testified that he has owned the property since 1998 and that the building has been used in this fashion since that time.

A Boarding/Rooming house is defined in Section 101 of the B.C.Z.R. When not used as the owner's domicile, as is the case here, such a use is defined as a building occupied in its entirety for compensation, by three or more adult persons not related to each other by blood, marriage or adoption. Boarding/rooming houses are regulated in Section 408.B of the B.C.Z.R. Section 408.B(B) thereof states, "Boarding or rooming houses are permitted only in single family detached dwellings." In this case, as described at the hearing, the building is not a single family detached structure; rather, the building is used as a duplex, or multi-family structure. Thus, Mr. Arthur's application to permit use of the subject property for a boarding/rooming house must be denied. Simply stated, the fact that the building is used as two separate living units precludes any approval of a boarding or rooming house. Mr. Arthur was advised of this conclusion at the hearing. In response thereto, he indicated that the property had been used in this fashion for many years. In this regard, the Petitioner may be entitled to relief if the use is nonconforming as defined and

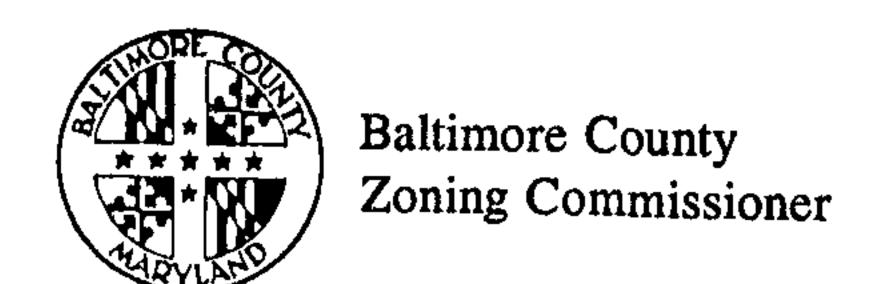
regulated in Section 104 of the B.C.Z.R. and the applicant was advised that he could file a Petition for Special Hearing seeking approval of such use. However, that is not the issue before me in the instant case. Rather, the request as presented must be denied for the reason set forth above.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of October, 2002 that the application for a Use Permit for a Boarding/Rooming House on the subject property, known as 104 Centre Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

Fax: 410-887-3468

October 21, 2002

Mr. Gary E. Arthur 8701 Goldenwood Road Baltimore, Maryland 21237

RE: USE PERMIT APPLICATION

Nw/s Centre Avenue, 175' N of the c/l Burke Avenue

(104 Centre Avenue)

9th Election District – 4th Council District

Gary E. Arthur, Owner/Applicant

Case No. 03-098-SPH

Dear Mr. Arthur:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The use permit application has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: Dennis J. Psoras, Esquire

608 Baltimore Avenue, Towson, Md. 21204

Mr. Blair K. Melvin, 200 Linden Avenue, Towson, Md. 21286

Ms. Dominica Presgraves, 109 E. Susquehanna Avenue, Towson, Md. 21286

Ms. Rita Melnick, 120 Willow Avenue, Towson, Md. 21286

Mr. Richard Parsons, 412 Woodbine Avenue, Towson, Md. 21204

Mr. John M. Poura, II, 107 Linden Terrace, Towson, Md. 21286

Ms. Stacy Weiss, 220 E. Susquehanna Avenue, Towson, Md. 212/86 Ms. Constant J. Georges, 112 E. Burke Avenue, Towson, Md. 2/12/86

Code Enforcement Division, DPDM; People's Counsel; Case File

ZONING DESCRIPTION FOR 104 CENTRE AVE. BALTO. MD 21286

Beginning at a point on the east side of 104 Centre Ave. which is

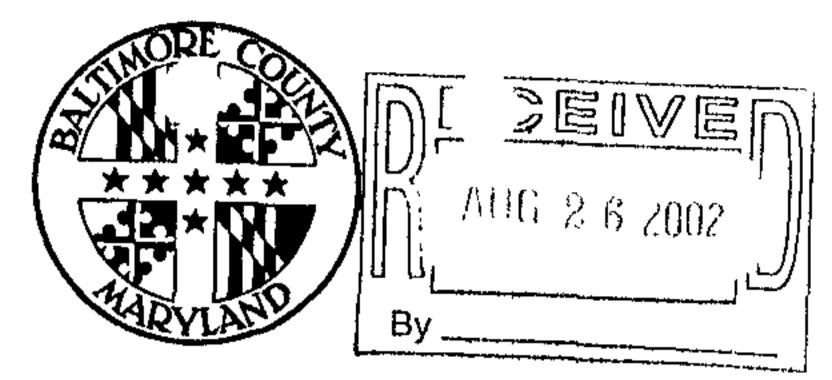
5°° wide at the distance of /25° west of the centerline of the nearest

improved interesting street Burke Ave. which is 5°° wide. Being Lot # 6 &

7 in the subdivision of Towson Manor as recorded in Baltimore County Plat

Book # 5 page 79 containing 5,000 square feet. Also known as 104 Centre

Ave. and located in the 09th Election District, 04 Councilmanic District.



FORMAL DEMAND FOR HEARING

CASE NUMBE	R: USE PERMIT	
Address: 104	CENTRE AVE.	
Petitioner(s): _£	ARTHUR	
TO THE ZONING CO	OMMISSIONER OF BALTI	MORE COUNTY:
IWe CONSTAIN Name	Type or Print	······································
(V) Legal Owner	OR () Resident	of
112 BURKI	Address	· · · · · · · · · · · · · · · · · · ·
City	MD	21286
City	State	Zip Code
410	-337-9018	
	Telephone Number	
which is located app property, which is the formally demand the ATTACHED IS THE B DEMAND.	roximately	feet from the tition, do hereby set in this matter. FEE FOR THIS
Signature /	Jeorges	<i>\$\\\ \(\p \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ </i>
Signature		Date

Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYL TO OFFICE OF BUDGET & FINANCE No. 10042 的情况证明 MISCELLANEOUS RECEIPT tradicional manager lastings 北京中 沙田田 地田田 中國中 भूतिका व भारतक अर्थर अर्थ । । । । (한士) : 태강(2) FROM: UNSTINT J. EURGES 1500 100 100 ju 10 13 (iii) 131 Bullingue Credes Sandard FOR: FORMAL DENIALD FUR HEARING 164 CENTRE HE USE PERMIT DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER CASHIER'S VALIDATION

humple Brown and the work of the state of th

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: #03-098-SPH
104 Centre Avenue.
E/S of Centre Avenue, 175' W
of centerline Burke Avenue
9th Election District
4th Councilmanic District
Legal Owner: Gary E. Arthur
Special Hearing: to approve a use permit for a Boarding/Room house after a public hearing demand.
Hearing: Tuesday, October
1, 2002 at 11:00 a.m. in Room 407, County Courts
Building, 401 Bosley Ave.

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/of Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/742 Sept 17 0563684

CERTIFICATE OF PUBLICATION

RTIFICATE OF POSTING

RE: Case No.: # 104 CENTRE ST.
Petitioner/Developer: ARTHUR.

Date of Hearing/Closing: 9/3/02

03-098-F

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

Attention: .

GEORGE ZAHNER

ವಾದ 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 #10 FINES

The sign(s) were posted on

(Month, Day, Year)

Sincerely

(Signature of Sign Poster and Data)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

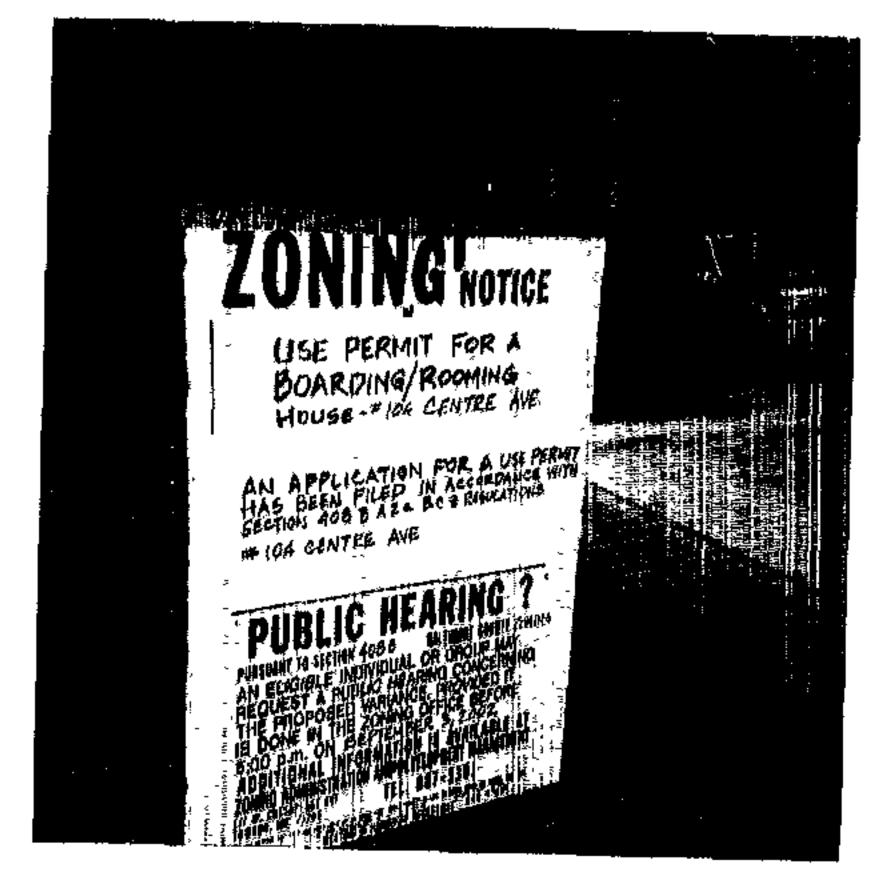
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666:5366; CELL-410 905.8571

(Telephone Number)



t" brand fax transmittal memo 7671

MARL FRANKLIST

SALY ARTHUR

LAMPS OF THE SALY ARTHUR

9/3/02

2030

RE: PETITION FOR SPECIAL HEARING
104 Centre Avenue E/side Centre Ave.
175' west of ctrl Burke Avenue
9th Election District 4th Councilmanic
District
Legal Owner: Gary E. Arthur
Petitioner(s)

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 03-098-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 11th day of September, 2002 a copy of the foregoing Entry of Appearance was mailed to Gary E. Arthur, 8701 Goldenwood Road, Baltimore, MD 21237 Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 17, 2002 Issue – Jeffersonian

Please forward billing to:

Gary E Arthur 8701 Goldenwood Road Baltimore MD 21237

410 852-9665

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: 03-098-SPH

104 Centre Avenue

E/S of Centre Avenue, 175' W of centerline Burke Avenue

9th Election District – 4th Councilmanic District

Legal Owner: Gary E Arthur

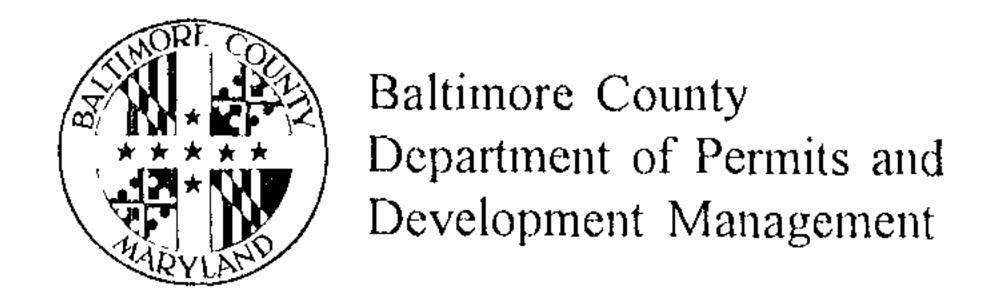
Special Hearing to approve a use permit for a Boarding/Room house after a public hearing demand.

HEARING: Tuesday, October 01, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT GD 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.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

September 6, 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: 03-098-SPH

104 Centre Avenue

E/S of Centre Avenue, 175' W of centerline Burke Avenue

9th Election District – 4th Councilmanic District

Legal Owner: Gary E Arthur

Special Hearing to approve a use permit for a Boarding/Room house after a public hearing demand.

HEARING: Tuesday, October 01, 2002 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

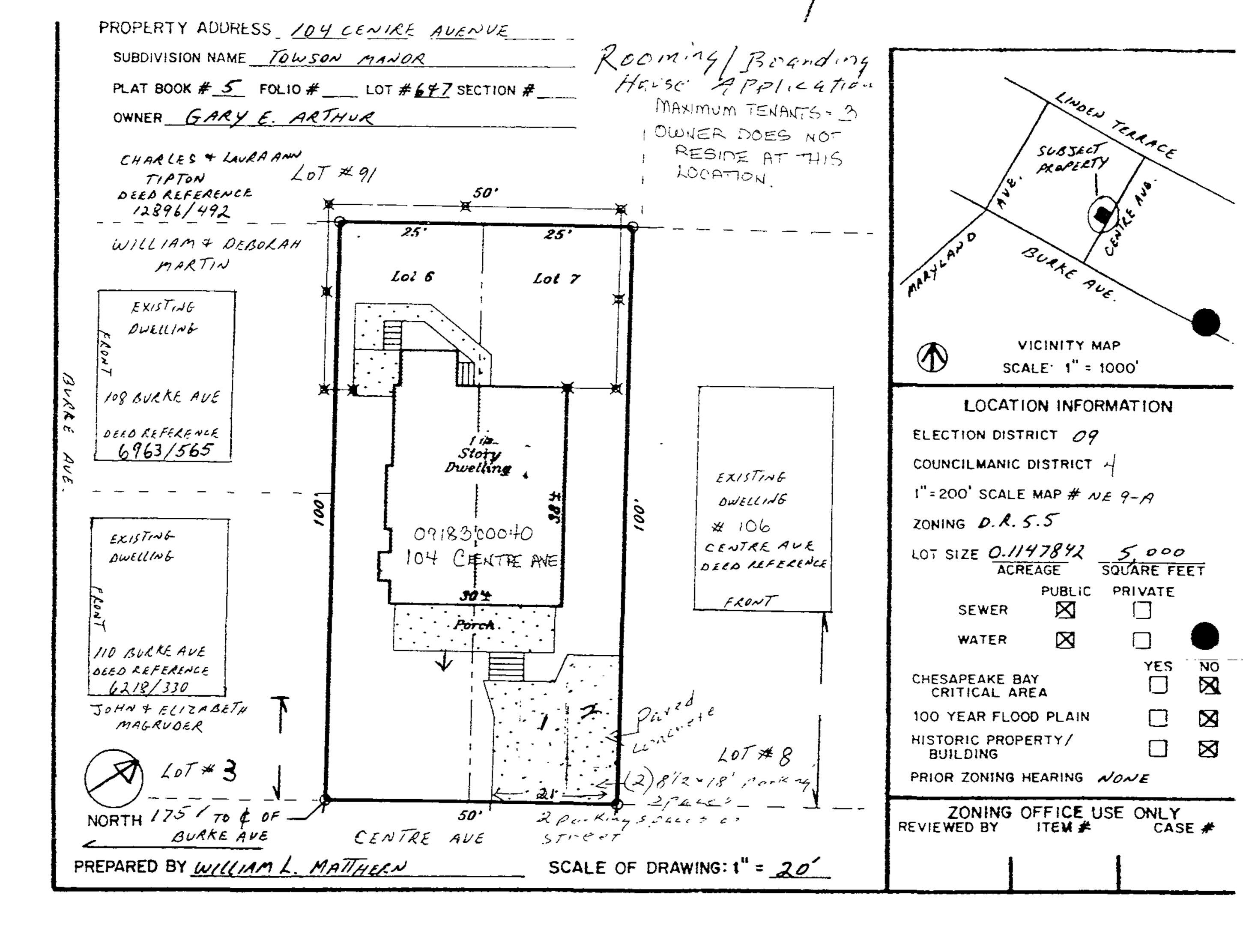
Arnold Jablon らりと Director

C: Gary E Arthur, 8701 Goldenwood Road, Baltimore 21237 Constant J Georges, 112 Burke Avenue, Towson 21286

TOWSON MANOR VILLAGE, STACY WEISS 220 E SUS QUEHANNA NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN 21286 APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 16, 2002.

HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

September 27, 2000

Mr. Gary E Arthur 8701 Goldenwood Road Baltimore MD 21237

Dear Mr. Arthur:

RE: Case Number: 03-098-SPH, 104 Centre Avenue

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

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

WCR: gdz

Enclosures

c: Constant J Georges, 112 Burke Avenue, Towson 21286 Towson Manor, Stacy Weiss, 220 E Susquehanna Towson 21286 Code Enforcement Lavette Street

People's Counsel



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

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

September 10, 2002

ATTENTION: George Zahner

Property Owner: Gary E. Arthur

Location:

104 Centre Ave.

Item No.:

098

Dear Mr. Zahner:

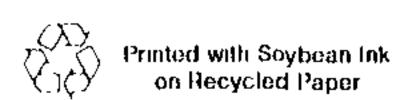
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 200 Edition prior to occupancy.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: October 18, 2002

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 9, 2002

Item No. 098

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The issue of on-site parking must be addressed.

RWB:CEN:jrb

cc: File

f191

DATE: September 17, 2002

211 1 8 1 44

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

104 Centre Avenue

INFORMATION:

Item Number:

03-098

Petitioner:

Gary E. Arthur

Zoning:

DR 5.5

Requested Action:

Use Permit

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the proposed boarding/rooming house would negatively impact the quality of life in the existing single family residential neighborhood. Three off-street parking spaces are required for the number of tenants proposed, nevertheless, only two off-street parking spaces are shown. Treating the front yard of the residence as a parking lot is inconsistent with the majority of the housing in the community and would detract from its single family residential character.

Therefore, this office recommends that the petitioner's request be DENIED.

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: 9.6.02

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

RE: Baltimore County

Item No. 098 115

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,

1.

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

BALTIMORE COUNTY, MARYLAND Interoffice Correspondence

DATE: September 24, 2002

TO: George Zahner

FROM: Rick Wisnom

SUBJECT: ZAC Agenda 03-098SPH

Be advised that the subject property of 104 Centre Ave is at present used as a 2-family dwelling and therefore not eligible for a rooming house approval according to 408B-B. Boarding or rooming houses are permitted only in single-family detached dwellings.

The owners are also at present in violation of operating as a rooming-boarding house prior to request and application for approval. I feel they should proceed from a position of compliance rather than non-compliance.

Stand In June Rich 9/14/02 June My 9/14/02 June

GARY E ARTHUR



Baitimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 rximiandacagoco.ba.md.us

August 27, 2002

Gary E Arthur

9701 Goldenwood Road) - 8701 Goldenwood RA Ballimore MD 21237 BALTO MO 21232

Strand Strand

Dear Mr Anthur

RE: Demand for Public Hearing, Use Permit for a Boarding/Rooming House in a D.R. Zone Zone

> The purpose of this letter is to officially notify you that a Demand for Formal Hearing by Constant J Georges has resulted in a timely demand for a public bearing concerning the above-proposed Use Permit for a Boarding/Rooming House:

> As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

> As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

> If you need any further explanation or additional information; please feel free to contact me at 410-887-3391

> > Very truly yours.

W. Carl Burkard. J.

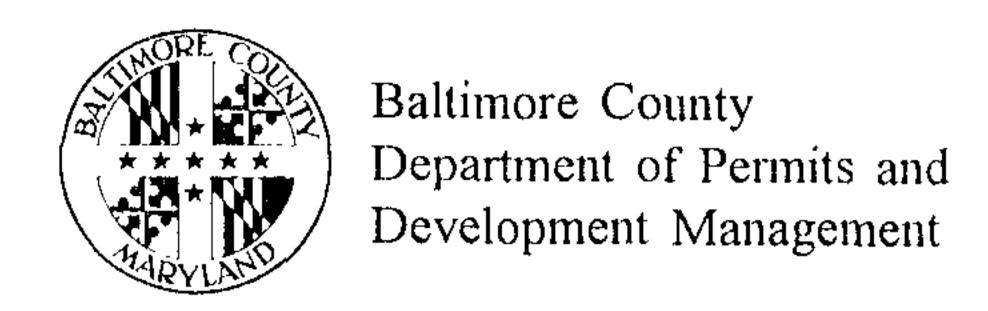
W. Carl Richards, Jr. Carl Supervisor Zoning Review

WCB: gaz

AND AND THE PARTY OF THE PARTY

Constant J Georges, 112 Burke Avenue, Towson 21286

on Recyclad Paper



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

August 30, 2002

Gary E Arthur 8701 Goldenwood Road Baltimore MD 21237

Dear Mr. Arthur:

RE: Demand for Public Hearing, Use Permit for a Boarding/Rooming House in a D.R. Zone

The purpose of this letter is to officially notify you that a Demand for Formal Hearing by Constant J Georges has resulted in a timely demand for a public hearing concerning the above-proposed Use Permit for a Boarding/Rooming House.

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As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr. Gora

Supervisor Zoning Review

WCR: gdz

C: Constant J Georges, 112 Burke Avenue, Towson 21286



Parris N. Glendening Governor Kathleen Kennedy Townsend L.t. Governor

Roy W'. Kienttz Secretary Mary Abrams Deputy Secretary

September 9, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
County Office Building
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda re: case numbers 03-094-A, 03-095-SPHA, 03-096-A, 03-097-A, 03-098-SPG, 03-099-A, 03-100-A, 03-101-SPH, 03-102-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 9/09/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

DATE:

September 9, 2002

TO:

W. Carl Richards, Jr.

Zoning Review Supervisor

FROM:

Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 098

Legal Owner/Petitioner: Gary E. Arthur Property Address: 104 Centre Avenue

Location Description: E/side of Centre Ave., 175' west of centerline Burke Avenue

VIOLATION INFORMATION:

Case No.: 02-3728

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:

Code Enforcement Report
Tax Assessment Inquiry
Correction Notice

Photos (2)

Conditional Use Permit for two apartments

Certificate of Filing and Posting for a Use Permit for a

Boarding/Rooming House

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: Code Enforcement Lavette Street

GARY ARTHUR / 104 CENTRE AVE. FET. WAS UNTIL AUG. 3RA.
BRH#

BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT
111 West Chesapeake Avenue
Towson, MD 21204

02-stray

SCHEDULED DATES AND CERTIFICATE OF FILING AND POSTING FOR A <u>USE PERMIT</u> FOR A <u>BOARDING/ROOMING HOUSE</u>

The application for your proposed use permit has been reviewed and is accepted for filing by

r tarrior o rearrio (printeta)	Dat	.e (A)
A sign indicating the proposed use permit must be decision can be rendered. The processing fee for sign posters on the approved list and you are notice must be visible on the property on or be through the closing date.	or the use permit is \$40 sponsible for all printi	0.00. You must use one of the ing/posting costs. The zoning
In the absence of a formal demand for a public can be expected within approximately four wee closing date, then the decision shall only be reawhich additional fees are required).	ks. However, if a val	id demand is received by the
* SUGGESTED POSTING DATE	8-12-02	"B" (15 days before "C")
HEARING REQUESTED - YES NO	(da	ite)
CLOSING DATE (Last day for hearing demand)_		"C" ("B" + 15 days
	* U:	sually Within 15 Days of Filing
CERTIFICATE OF POSTING - BOARDING/ROC	MING HOUSE	BRH#
Location of Property:		
District:		
Posted By:		Date:

BRH#, 3	
Accepting Planner - Print Name <u>John Bulliven</u>	

APPLICATION FOR A USE PERMIT, PUBLIC HEARING REQUEST AND USE PERMIT IF NO PUBLIC HEARING IS REQUESTED FOR A BOARDING/ROOMING HOUSE IN A D.R. ZONE

PPLICATION TO THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

I, or we, <u>GARY & ARTHUR</u> Baltimore County and which is described in the description hereby political for a use parmit under O. I	owner(s) of the property in
releasy beliabilition a use permit under Subsection 408B of I	the Baltimore County Zoning Regulations (RCZD)
to determine whether or not the Director of Permits and Dev Said use permit is necessitated to permit the use of Board Subsection 408B. (BCZR).	relopment Management should issue a use permit ling/Rooming house pursuant to the regulations of
l, or we, agree to have the property posted in accordance worders of processing upon filing of this request, additional public lafter a Protestant's public hearing request and further agree and restrictions of Baltimore County adopted pursuant to the	hearing fees and reposting if I decide to proceed to and are to be bound by the zoning regulations.
GARYE AKTHUK Owner (type or print name)	$Tu/u = 22^{Tu}$
Owner (type or print name)	<u>July 29 72 2002</u> Date
Owner(s) Signature(s)	8701 60608 NWCOO RD BACTO MA 21237 Address (print or type) 7ip
referty Address; 104 Centre ave	Phone # Work - 4/2 - 0/2 - 9/2 C
APPLICATION INFORMATION BY SECTION:	
408B.A 1.b - Scale Site plan required for zoning information 408B.B - Only single family detached houses	n & 200 scale zoning map

408B.A.1.a -Maximum numbers of tenants 409.6.A.1 -

Will owner reside on property?

Parking 1/bed & 2 (owners/resident) in side & rear yard only 408B.D +

408B.A.1.c

408B.A.1.d -Floor plans indicating bedrooms & bathrooms

DUCCIDI E DUDI IO LIE LETTE

E CORE EN MINER EN MINER

Case# 02.3728

ATTIN LOVETTE STEET

CONDAND TO SERVE TO SERVE SERV

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CONDITTIONAL USE PERMLT

FOR

TWO APARTMENTS

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CANON 2 2 4-26

APPROVED BY:

DIRECTOR ZONING ADMINISTRATION

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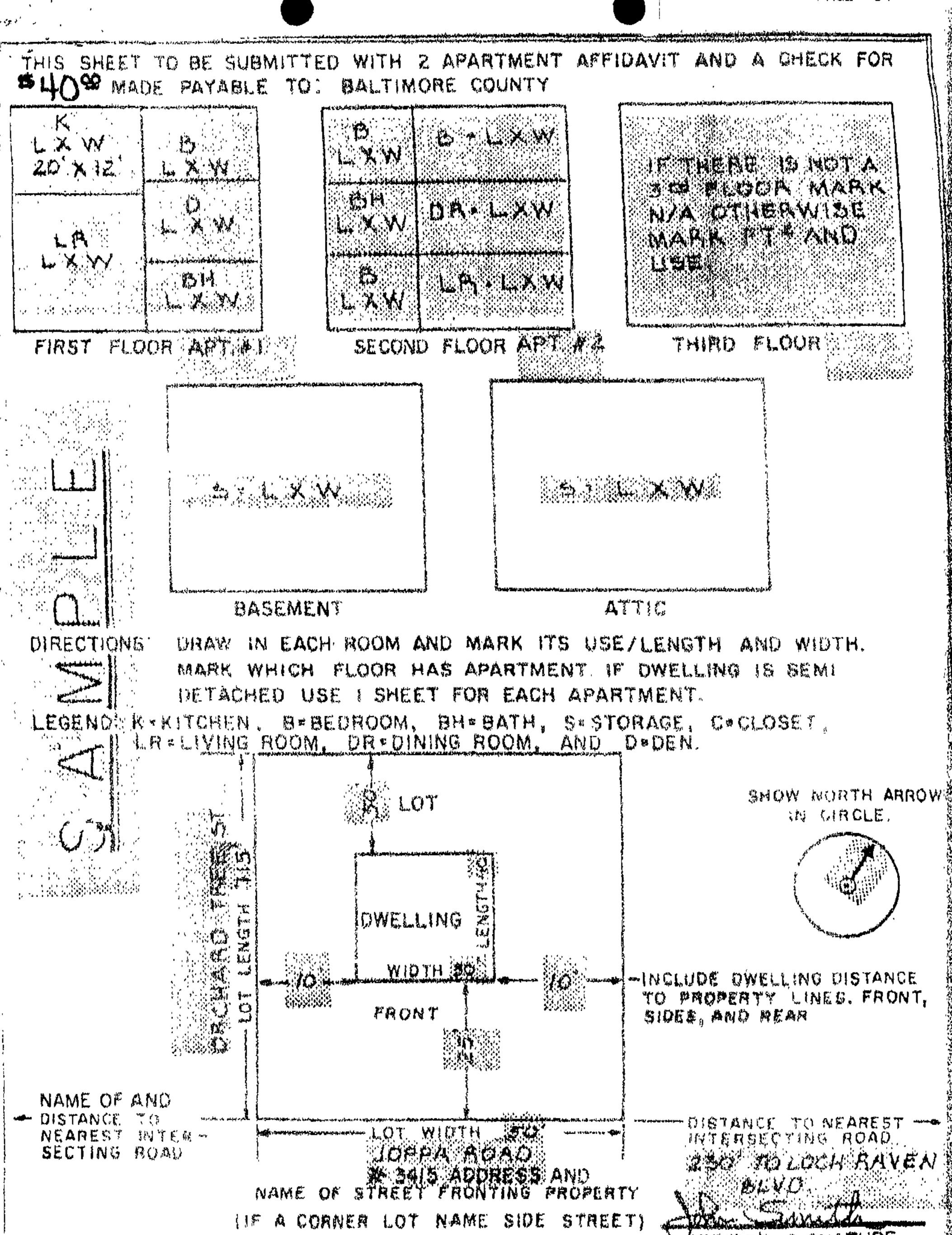
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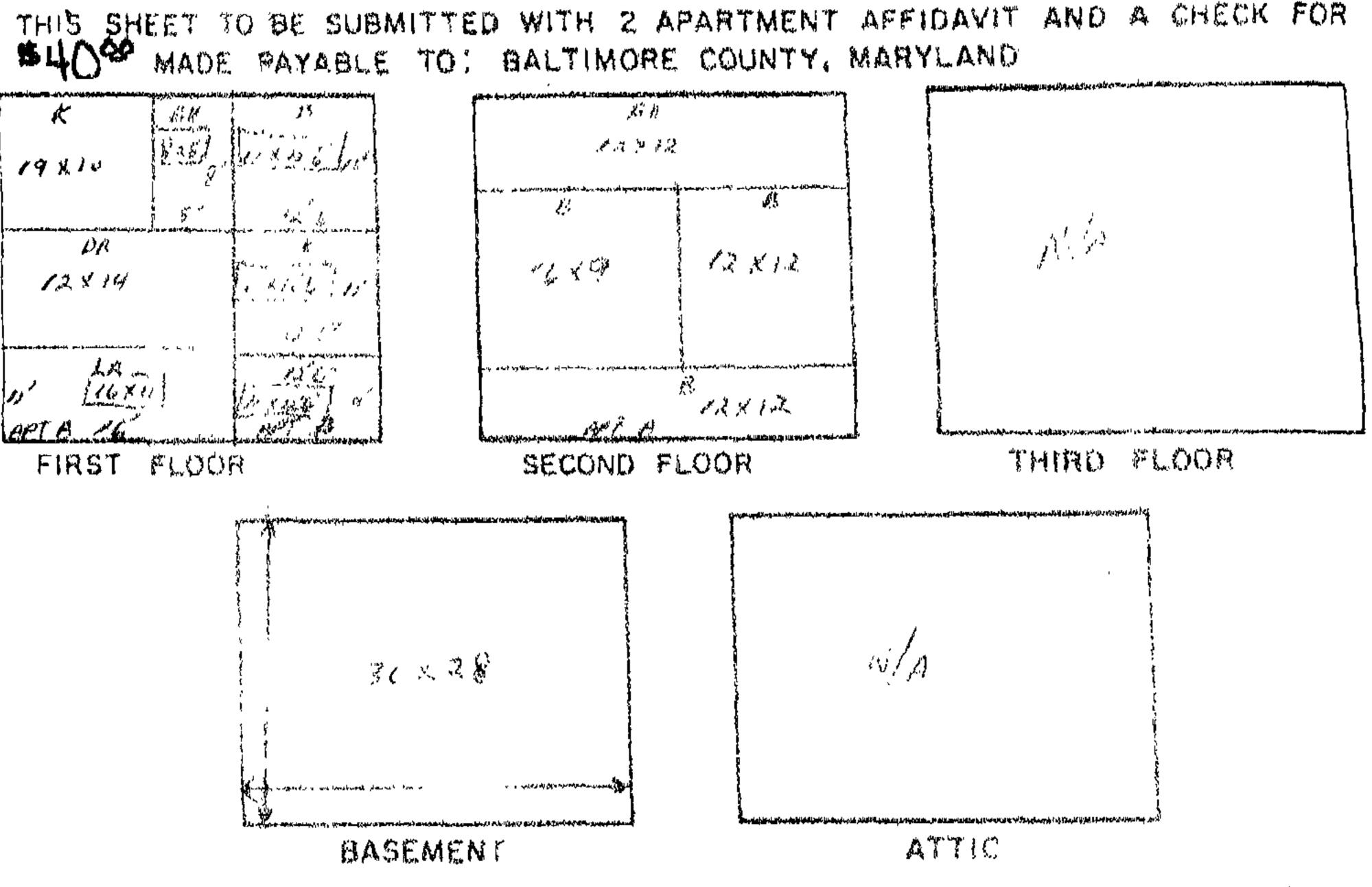
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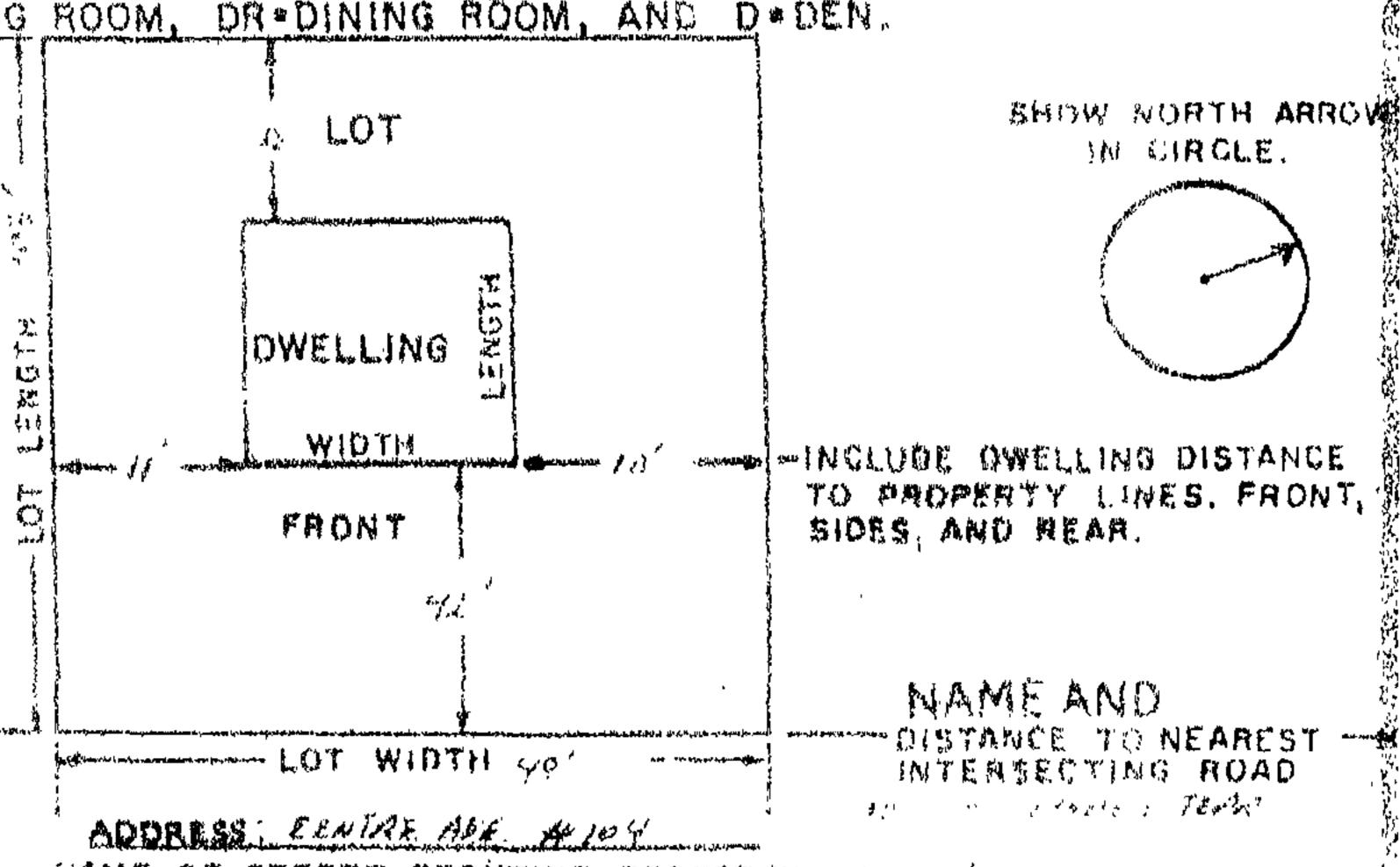


DIRECTIONS: DRAW IN EACH ROOM AND MARK ITS USE/LENGTH AND WIDTH.

MARK WHICH FLOOR HAS APARTMENT IF DWELLING IS SEMI

DETACHED USE I SHEET FOR EACH APARTMENT.

LEGEND: K. KITCHEN, B. BEDROOM, BH. BATH, S. STORAGE, C. CLOSET,



NAME OF STREET FRONTING PROPERTY

OF A CORNER LOT NAME SIDE STREET! ()WINERS

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My Considering Express March 14, 1999

410-8660318

allyaborne & The Burger

PHOTOGRAPHIC RECORD

Citation/Case No.: C2-3728Date of Photographs: C6/C3/2



HEREBY CERTIFY that I took the ______ photographs set out above, and that these photographs (number of photos)

fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Enforcement Officer





Baltin County
Department of Permits and
Development Management

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

Code Enforcement: Building Inspection:

410-887-3351 410-887-3953 Plumbing Inspection: Electrical Inspection:

410-887-3620 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Datation/Clase		73				
	-3728	Property No.	18 3000	40	Coning:	R
Name(s):	Ga	4d F.	4546	# A		
Address:	104	16 /40	11	20 15		21286
Violation			POVR 1 K	14/700	M/)	21208
Location:	104	CENT	re AVE	- 		
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AGENCY

RA1001B

DATE: 05/30/2002 STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:06:52

PROPERTY NO. DIST CLASS OCC. HISTORIC GROUP DEL LOAD DATE 09 28 500040 09 2-1 04-00 II NO 12/12/01

DESC-1.. IMPSLT 6,7 ARTHUR GARY E

DESC-2.. TOWSON MANOR

104 CENTRE AVE PREMISE. 00104 CENTRE AVE 00000-0000

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	E'CV -			PHASE	D IN	
	PRIOR	PROPOSED		CURR	CURR	PRIOR
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[MPV:	71,900	71,900	TOTAL	107,400	107,400	107,400
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PRE::	0	0	CURT	107,400	107,400	107,400
CUR":	107,400	107,400	EXEMPT.		0	0
DATE:	09/98	08/01				
T	AXABLE BAS	SIS	FM DATE			
J27)3	ASSESS:	107,400	11/17/01			
91/17	ASSESS:	107,400	06/01/01			
d0/01	ASSESS:	42,240	06/01/00			

FINITER-NOUTRY2 PAI-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

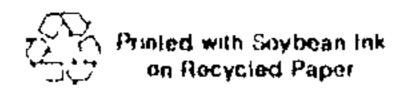
от при	ENFORCEMENT REPORT	NCF
5 , 3 (/ 2 INTAKE BY:_	RM CASE #: 02-3728	- INSPEC:
Centre 104 Centre	Ave	· · · · · · · · · · · · · · · · · · ·
	ZIP CODE:	21286 DIST:
· Miss Anon	PHONE #: (H)	(W)
ADDRESS: Walk-ih		ZIP CODE:
PROB. 11	roomingh ause	——————————————————————————————————————
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PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
GARY E. ARTNOR	8701 GOLDENWOOD RD BALTE, 21237
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Case Number	<u></u>
Case Number	

### PLEASE <u>PRINT</u> LEGIBLY

### PROTESTANT'S SIGN-IN SHEET

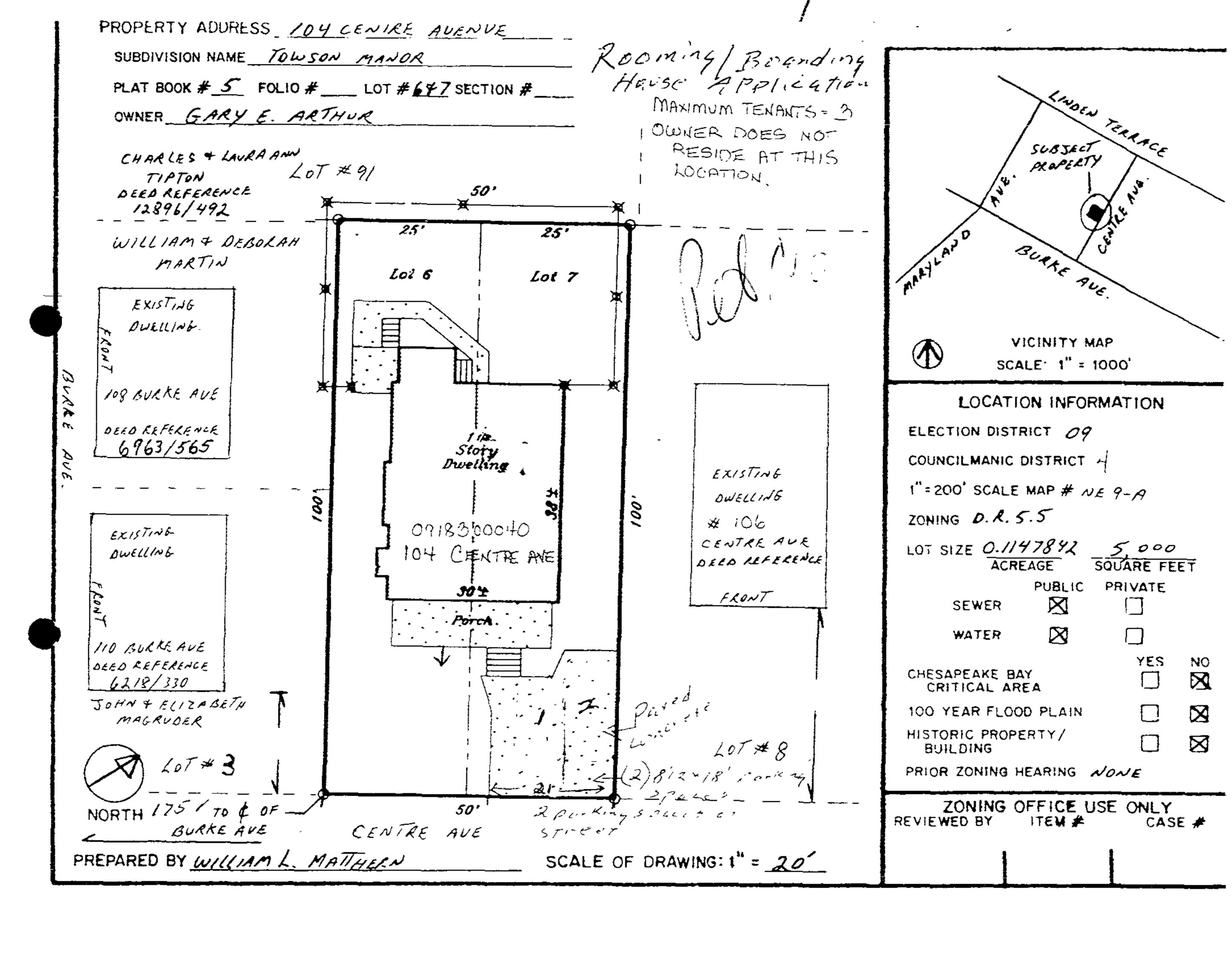
Name	Address	City, State	Zip Code
BUAIR K. MELUIN	2006140ENAUE	Towson	21286
Jominica-PRESGRAVES	1096 Susque hanna-	Balto-Md.	2/286
RITA MELNICK	120 WILLOW AVE. AVE.	T.OWSON	21286
Richard Parsons	412 Woodking Ave	Towson	21204
LONI INGRAHAM	TOWSON TOMES 409 WASHINGTON AVE LL	Jowson	21204
John M. Pseurce	107 Linder Terrece	106250m	21286
Stacy Weiss	220 E Susquehanna Au	Towson	21286
Constant J. G.eo			<u> </u>
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4			
	DENNIS J. PSORAS  ATTORNEY AT LAW		
		<del> </del>	
	ALTIMORE AVENUE OFF. (410) 821-70 ON, MD 21204 RES.: (410) 828-51	23 	} 
		Revised 4	/17/00

With the background from serving Baltimore County as a police officer and with the training knowledge and experience I have received in problem solving and community policing from a nationally credit academy. I am here today to propose a solution to the concerns of several problems on my block of Centre Ave. It is my goal today to open the eyes of the community and to help understand how a usage permit can be utilized as a positive tool to help with growing concerns. 104 Centre Ave has a double driveway and adequate footage for two additional vehicles in front of the house. Apartment B utilizes one of the parking spaces and leaving the other three to apartment A. Having three separate bedrooms accommodates the possibility of three professional adults resulting in three vehicles. Now with an average family being of two parents and two children. Each owning a car, results in four vehicles. Now that is just an average family, consider a family with more children or even work vehicles and you can see how the situation can escalate. With out this usage permit I am handy capped in controlling the amount of vehicles per family. The average family owns four or more vehicles. For the concerns of many of the Towson Mannor community who feel that the permit will allow a multiple number of people to reside at the property in question. I ask that an amendment be placed on the usage permit allowing only three and no more unrelated adult persons to reside at the property in question. This would be a solution for the community as well as address the parking issue.

To address the affect the usage permit would have on the property values in the community. 104 Centre Ave is a rental unit, weather there be two related persons and an adult under the county code or three adults under a usage permit, either way there are 3 adults residing at the property. Because the usage permit would allow three adults without any blood relations reside at the property would not impact the value of the neighbor at all. In either instance the property is still a rental unit.

If you are arguing the case that this action would interrupt a traditional family environment. Then I ask that you consider the fact that out of the four houses on my block, 75 % are rental properties, that's three out of the four properties with one consisting of five apartments. None of the properties have what would be considered a traditional family. So you can see how denying the usage permit would put a family into what is already a none traditional family environment.

Attend's No 1 As far as setting a president, each case needs to be evaluated separately due to different factors that are involved. Clearly you can see that a usage permit in this case would be a positive solution to the problems with out damaging the community. Thank you for your time and consideration of my problem solving evaluation hear today.



		BRH# 3	
Accepting Planner - Print Name	John	<del></del>	

# APPLICATION FOR A USE PERMIT, PUBLIC HEARING REQUEST AND USE PERMIT IF NO PUBLIC HEARING IS REQUESTED FOR A BOARDING/ROOMING HOUSE IN A D.R. ZONE

A D.R. ZONI		
APPLICATION TO THE DEPARTMENT OF PERMITS AND D	EVELOPMENT MANAGEMENT	· • • • • • • • • • • • • • • • • • • •
Baltimore County and which is described in the description a hereby petition for a use permit under Subsection 408B of the to determine whether or not the Director of Permits and Devel Said use permit is necessitated to permit the use of Boarding Subsection 408B. (BCZR).	and plat attached hereto and me Baltimore County Zoning Regional Opment Management should iss	ade part hereof ulations (BCZR) ue a use permit
I, or we, agree to have the property posted in accordance with of processing upon filing of this request, additional public he after a Protestant's public hearing request and further agree to and restrictions of Baltimore County adopted pursuant to the zero.	earing fees and reposting if I de to and are to be bound by the zo	cide to proceed
GARY E. ARTHUR	July 29 74 2002 Date	
Owner (type or print name)	Date	
Owner(s) Signature(s)	870/ GolDENWOOD RO BA Address (print or type) Phone # Work - 4/0 - 852	
Property Address 104 Centre Aver Towson, Md. 2128	Home	· · · · · · · · · · · · · · · · · · ·
APPLICATION INFORMATION BY SECTION:		بين بين 5 أن في المسابق
408B.A.1.a - Maximum numbers of tenants 409.6.A.1 - Will owner reside on property? 408B.D + Parking 1/bed & 2 (owners/resident) in side & re 408B.A.1.c 408B.A.1.d - Floor plans indicating bedrooms & bathrooms	ear yard only	
POSSIBLE PUBLIC HEARING REQUEST		
I, or we,	Section 408B.A.2.d of the zonir	t the proposed ng regulations. I
Protestant's (type or print name) Date		<u> </u>
Protestant's Signature	Address (type or print) Phone # Work - Home	Zip
Pursuant to the posting of the property, in accordance absence of a formal public hearing request, this day of _USE PERMIT FOR A BOARDING/ROOMING HOUSE is in keen to complete the surrounding community, subject to the following conditions the Department of Permits and Development Management, application, and description filed by the permit to strict compliance with all of the provisions of the BCZR are which are conditions precedent to the granting of the use permits and provisions of the use permits are conditions precedent to the granting of the use permits are conditions.		nerein described of the <u>Baltimore</u> eneral welfare of d appropriate by site plan dated (subject

Ву:

Director, Department of Permits and Development Management

BRH#	#

## BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT 111 West Chesapeake Avenue Towson, MD 21204

### SCHEDULED DATES AND CERTIFICATE OF FILING AND POSTING FOR A USE PERMIT FOR A BOARDING/ROOMING HOUSE

The application for your proposed use permit has				
John Sullivan	on	7-36	9 - 63 -	<u></u>
Planner's Name (printed)		Date	(" <b>A</b> ")	
A sign indicating the proposed use permit must be decision can be rendered. The processing fee for sign posters on the approved list and you are notice must be visible on the property on or be through the closing date.	or the use pe esponsible fo	rmit is \$40.0 or all printing	0. You m posting o	oust use one of the costs. The zoning
In the absence of a formal demand for a public can be expected within approximately four wee closing date, then the decision shall only be re- which additional fees are required).	eks. Howeve ndered after	er, if a valid the required	demand d public s	is received by the pecial hearing (for
	8-18-0	2	Pat	0 Keefe
* SUGGESTED POSTING DATE _	8-12-	02	Posでの "B" (15 d	days before "C")
DATE POSTED	,			
HEARING REQUESTED - YES NO	9-3-	つ <mark>て</mark> (date	)	
CLOSING DATE (Last day for hearing demand)_				' + 15 days
		* Usu	ıally Withi	n 15 Days of Filing
CERTIFICATE OF POSTING - BOARDING/ROC	OMING HOU	SE	<b></b>	BRH #
Location of Property:	<u> </u>			
District:				
Posted By:		<del></del> _	Date:	

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22		13-1	
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