IN RE: PETITION FOR SPECIAL HEARING E/S of Cornwall Road, 612 ft. S of Dunmanway 12th Election District 7th Councilmanic District **(2955 Cornwall Road)** D & DJ Properties, Inc. By: Daniel Spivey, Jr., Owner *Petitioner*	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-482-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Special Hearing for the property located at 2955 Cornwall Road in Dundalk. The petition is filed by D & DJ Properties, Inc., Property Owner/Petitioner. Special Hearing Relief is requested to approve the continued non-conforming use of the property with two apartments in a single-family dwelling. The subject property and requested relief are more particular shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for special hearing. This matter was considered contemporaneously with an identical petition filed by this Petitioner. That petition relates to another property located nearby at 2974 Cornwall Road.

Appearing at the hearing on behalf of the request was Daniel G. Spivey, Jr., the Petitioner and Daniel G. Spivey. Also appearing at the hearing were Bruce E. Doak, appearing on behalf of Gerhold, Cross & Etzel, the engineers who prepared the site plan of the property and John B. Gontrum, Esquire, who represents the Petitioner. No one attended in opposition to the Petitioner's request.

The subject property under consideration is a rectangularly shaped lot, approximately 19 ft. wide and 122 ft. deep. The property has frontage on Cornwall Road in Dundalk. The

7/21/03

property is improved with a two-story brick dwelling known as 2955 Cornwall Drive. This is a townhouse interior unit.

D & DJ Properties, Inc. acquired the property in 2000. The property is presently used as a 2-apartment unit. There is an upstairs unit and a downstairs unit. A finding is requested that the two apartment units may continue as non-conforming. Non-conforming uses are defined in Section 101 of the Baltimore County Zoning Regulations and regulated in Section 104. Essentially, the non-conforming use designation is utilized to grandfather an otherwise illegal use.

Counsel for the Petitioner indicated that the subject property was zoned "DB" under the 1945 Zoning Regulations. That classification permitted two apartments in a single building. The property was then reclassified to "RG" by the 1955 Zoning Regulations. This zoning classification was the predecessor to the current D.R.10.5 classification. The "RG" classification prohibited the two apartment use.

A series of documents was submitted which established that the subject property was used as a two-apartment building prior to 1955 and that that use has continued unabated since that time. Apparently, the house was constructed in 1944 and has been used as a two-apartment building continuously since that time. A statement from John Welsh, a longtime resident of the area, corroborated the ongoing character of the building since at least 1949. There were other written statements submitted confirming the 2-apartment use of the property since the 1950's. Additionally, a contract which conveyed the property between prior owners was submitted. That contract is dated in 1959 and confirms the two-apartment nature of the residence known as 2955 Cornwall Road.

7/21/03 R. Jones

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant this Petition for Special Hearing. The Petitioner has presented sufficient testimony to establish that the property has been used on a continuous basis as a two-apartment building since prior to 1955.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of July, 2003, that the Special Hearing request to approve the continued non-conforming use of the property with two apartments in a single-family dwelling, be and is hereby GRANTED.

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

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

7/21/03
R. Jameson

Baltimore County
Zoning Commissioner

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

July 21, 2003

John B. Gontrum, Esquire
Romadka & Gontrum, LLC
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Hearing
Case Nos. 03-481 & 03-482-SPH
Property: 2955 & 2974 Cornwall Road

Dear Mr. Gontrum:

Enclosed please find the decisions rendered in the above-captioned cases. The petitions for special hearing have 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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Copies to:

D & DJ Properties, Inc.
c/o Daniel Spivey,
7004 River Drive Road
Baltimore, MD 21219

Daniel G. Spivey, Jr.
9477 Seven Courts Drive
Baltimore, MD 21236

Bruce E. Doak
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard
Towson, MD 21286

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2955 Cornwall Road

which is presently zoned D.R. 10.5

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

the continued non-conforming use of 2 apartments in a single family dwelling.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

John B. Gontrum

Name - Type or Print

Signature

Romadka & Gontrum, LLC

Company

814 Eastern Blvd — 410-686-8274

Address — Telephone No.

Baltimore, MD 21221

City — State — Zip Code

Legal Owner(s):

D & DJ Properties, Inc.

Name - Type or Print

Signature

Daniel Spivey, Jr., Owner, President

Name - Type or Print

Signature

7004 RIVERDRIVE ROAD
~~9477 Seven Courts Drive~~ — 410-493-7749

Address — Telephone No.

BALTIMORE MD 21219
~~Baltimore, MD 21236~~

City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING NA

Reviewed By JL Date 4/15/03

Case No. 03-482-SPH

REV 9/15/98

Set with 481

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 2, 2003

ZONING DESCRIPTION
#2955 Cornwall Road

Beginning for the same on the east side of Cornwall Road, 50 feet wide, 612 feet, more or less, south of the south side of Dunmanway, 70 feet wide, thence binding along the east side of Cornwall Road, 1) Southerly 19 feet, thence leaving Cornwall Road, 2) Easterly 121.01 feet to the west side of an alley, 14 feet wide, thence binding along the west side of said alley, 3) Northerly 19 feet, thence leaving said alley, 4) Westerly 120 feet to the place of beginning.

Containing 2,290 square feet or 0.053 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.

STATE OF MARYLAND
SCOTT ALAN LINDGREN
No. 21081
PROFESSIONAL LAND SURVEYOR
4/02/03

X:\spivey\2955zoningdes.doc

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 882

No. 23621

DATE 4/15/03 ACCOUNT 001006 6150

AMOUNT $ 65.00

RECEIVED FROM: Mr. Gentrum

FOR: 2955 Cromwell Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #03-482-SPH
2955 Cornwall Road
E/side of Cornwall Road, 612 feet south of Dunmanway
12th Election District
7th Councilmanic District
Legal Owner(s): D. & DJ Properties, Inc.,
Daniel Spivey, Jr., Owner
Special Hearing: to permit, the continued non-conforming use of 2 apartments in a single-family dwelling.
Hearing: Monday, June 23, 2003 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.
6/021 June 5 C607465

CERTIFICATE OF PUBLICATION

6/5/, 2003

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 6/5/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

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 # 03-482-SPH
PETITIONER/DEVELOPER:
D & DJ Properties
DATE OF HEARING:
June23 , 2003

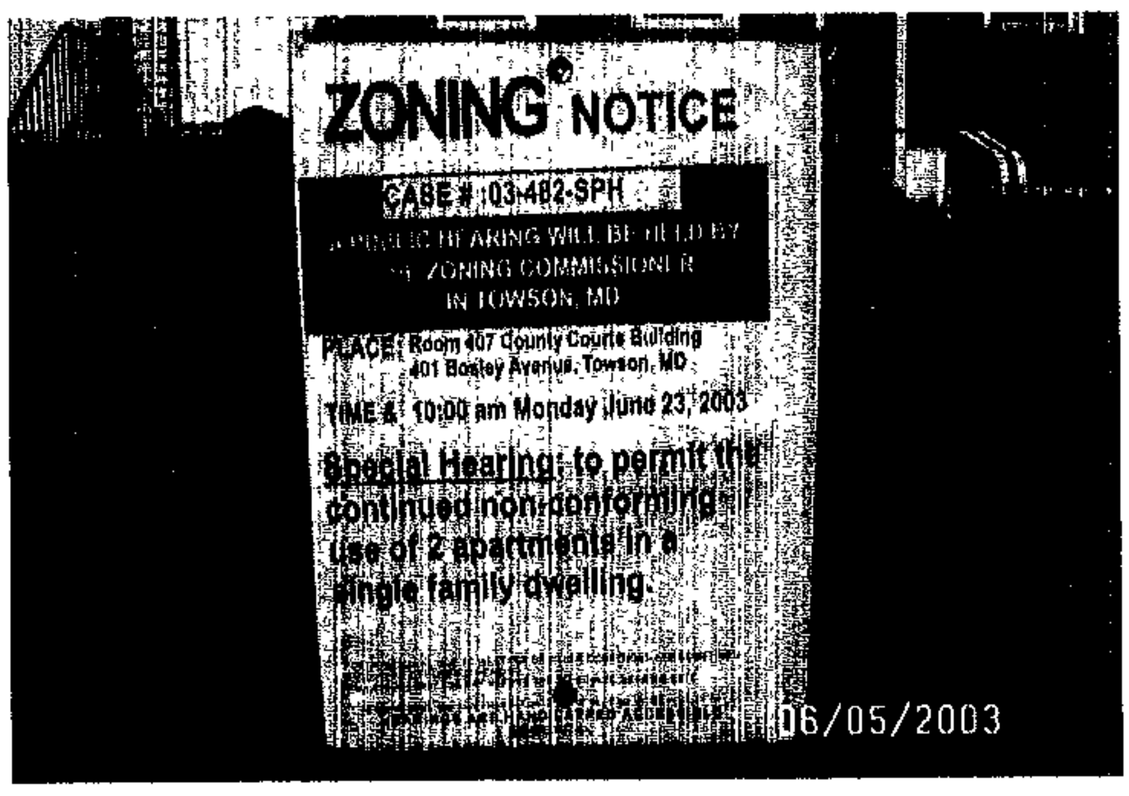
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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:
E/side of Cornwall Road
612 feet south of Dunmanway



POSTED ON : June 5, 2003

DATE:
June 6, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

RE:	PETITION FOR SPECIAL HEARING 2955 Cornwall Road; Eside Cornwall Rd; 612' S of Dunmanway 12th Election & 7th Councilmanic Districts Legal Owner(s): D & D.J. Properties, Inc; Daniel Spivey, Jr., President/Owner Petitioner(s)	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
		*	BALTIMORE COUNTY
		*	03-482-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 6th day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to John B Gontrum, Esquire, Romadka & Gontrum, 814 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioner(s).

RECEIVED
MAY 06 2003
Per

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 28, 2003

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: 03-482-SPH
2955 Cornwall Road
E/side Cornwall Road, 612 feet south of Dunmanway
12th Election District – 7th Councilmanic District
Legal Owner: D & DJ Properties, Inc., Daniel Spivey, Jr., Owner

Special Hearing to permit the continued non-conforming use of 2 apartments in a single-family dwelling.

Hearings: Monday, June 23, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: John B. Gontrum, Romadka & Gontrum, LLC, 814 Eastern Blvd., Baltimore 21221
D & DJ Properties, Inc., Daniel Spivey, 7004 Riverdrive Road, Baltimore 21219

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 7, 2003.**
(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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 5, 2003 Issue - Jeffersonian

Please forward billing to:
John Gontrum 410-686-8274
Romadka & Gontrum, LLC
814 Eastern Blvd.
Baltimore, MD 21221

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:

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 03 482 SPH

Petitioner: D&DJ PROPERTIES, INC

Address or Location: 2955 CORNWALL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN GONTRUM

Address: ROMADKA & GONTRUM, LLC
814 EASTERN BOULEVARD
BALT. MD 21221

Telephone Number: 410-686-8274

Revised 2/20/98 - SCJ

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

June 20, 2003

John B. Gontrum
Romadka & Gontrum, LLC
814 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Gontrum:

RE: Case Number: 03-482-SPH, 2955 Cornwall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
D & DJ Properties, Inc., Daniel Spivey, Jr., 7004 River Drive Road, Baltimore 21219

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 28, 2003

Item No.: 482

Dear Ms. Hart:

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 Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 6, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 5, 2003
Item No. 482

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

The issue of onsite parking should be addressed.

RWB:CEN:jrb

cc: File

Sent 6/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
MAY - 6 2003
ZONING COMMISSIONER

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

DATE: May 5, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03- 481, 03-482 and 03-484**

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: Mark A. Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5·1·03

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

RE: Baltimore County
Item No. 482 JL

Dear. Ms. Hart:

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 (lgredlem@sha.state.md.us).

Very truly yours,

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

NAME: SUSAN CHERRY

ADDRESS: 217-A N. MARLYN AVE

I SOLEMNLY DECLARE AND AFFIRM THAT I AM FAMILIAR WITH THE PROPERTIES AT 2955 AND 2974 CORNWALL ROAD BY VIRTUE OF HAVING LIVED IN THE AREA AND VISITING THE SITES.

I KNOW THAT THE PROPERTIES HAVE BEEN CONTINUOUSLY AND UNINTERRUPTEDLY OCCUPIED AS TWO APARTMENT DWELLINGS SINCE 1992.

I FURTHER KNOW THAT THE DIVISION OF THE PROPERTIES INTO TWO APARTMENTS WAS DONE THROUGHOUT THAT NEIGHBORHOOD.

Susan Cherry

NAME: PAUL A. COBERLY

ADDRESS: 1914 MIDLAND RD.

I SOLEMNLY DECLARE AND AFFIRM THAT I AM FAMILIAR WITH THE PROPERTIES AT 2955 AND ~~2974~~ CORNWALL ROAD BY VIRTUE OF HAVING LIVED IN THE AREA AND VISITING THE SITES.

I KNOW THAT THE PROPERTIES HAVE BEEN CONTINUOUSLY AND UNINTERRUPTEDLY OCCUPIED AS TWO APARTMENT DWELLINGS SINCE 1959.

I FURTHER KNOW THAT THE DIVISION OF THE PROPERTIES INTO TWO APARTMENTS WAS DONE THROUGHOUT THAT NEIGHBORHOOD.

Paul A Coberly

NAME: JOHN C WELSH

ADDRESS: 2520 N. SNYDER AVE 21219

I SOLEMNLY DECLARE AND AFFIRM THAT I AM FAMILIAR WITH THE PROPERTIES AT 2955 AND 2974 CORNWALL ROAD BY VIRTUE OF HAVING LIVED IN THE AREA AND VISITING THE SITES.

I KNOW THAT THE PROPERTIES HAVE BEEN CONTINUOUSLY AND UNINTERRUPTEDLY OCCUPIED AS TWO APARTMENT DWELLINGS SINCE 1949. HOWARD WELSH - BOUGHT 2940 NEW

I FURTHER KNOW THAT THE DIVISION OF THE PROPERTIES INTO TWO APARTMENTS WAS DONE THROUGHOUT THAT NEIGHBORHOOD.

John C Welsh

NAME: PAUL A. COBERLY

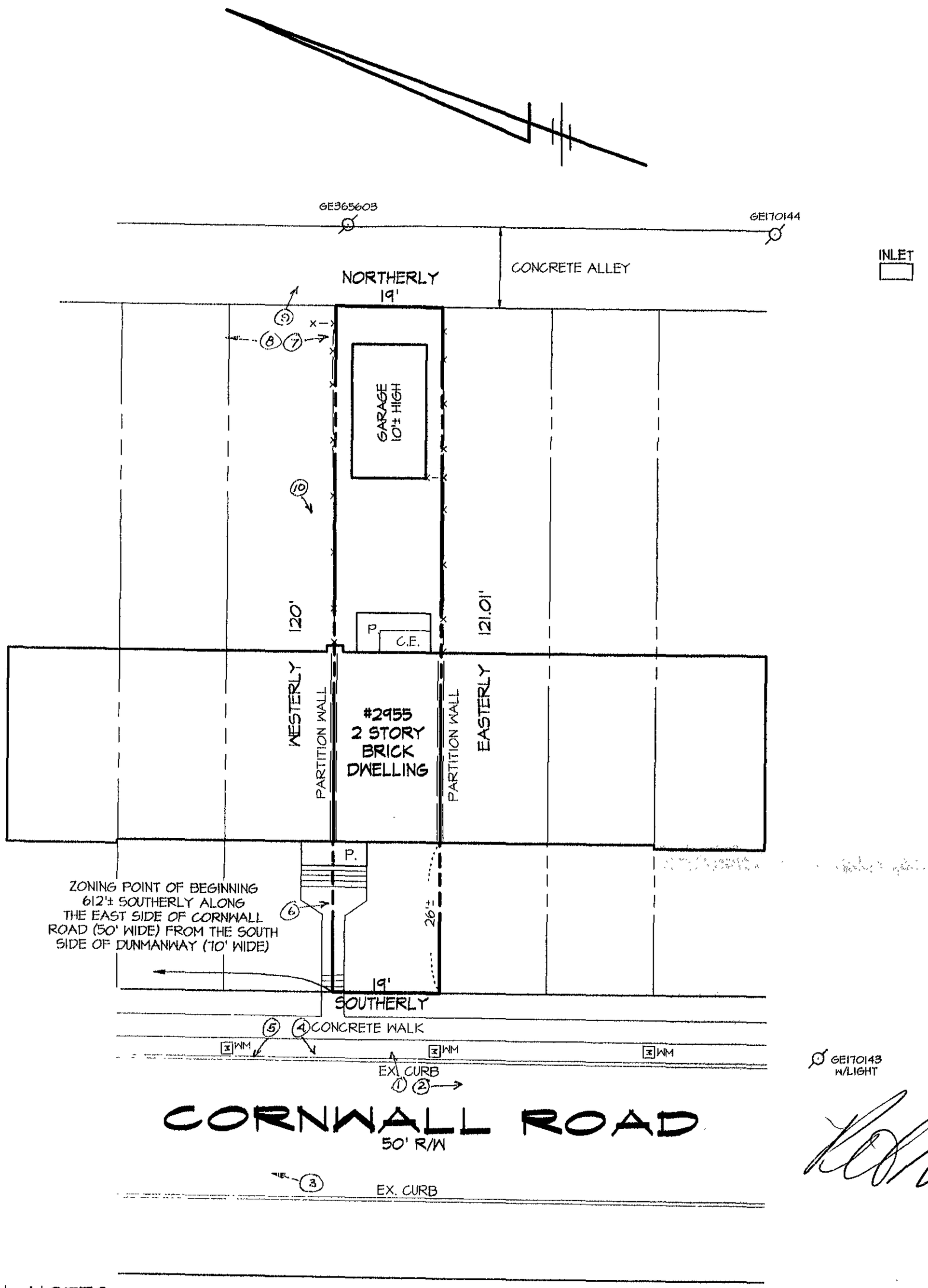
ADDRESS: 1914 MIDLAND RD.

I SOLEMNLY DECLARE AND AFFIRM THAT I AM FAMILIAR WITH THE PROPERTIES AT ~~2955~~ AND 2974 CORNWALL ROAD BY VIRTUE OF HAVING LIVED IN THE AREA AND VISITING THE SITES.

I KNOW THAT THE PROPERTIES HAVE BEEN CONTINUOUSLY AND UNINTERRUPTEDLY OCCUPIED AS TWO APARTMENT DWELLINGS SINCE 1959.

I FURTHER KNOW THAT THE DIVISION OF THE PROPERTIES INTO TWO APARTMENTS WAS DONE THROUGHOUT THAT NEIGHBORHOOD.

Paul A Coberly



GENERAL NOTES

1. OWNER: D & DJ PROPERTIES, INC.
   7004 RIVER DRIVE ROAD
   BALTIMORE, MD 21219
2. TAX ACCOUNT No. 12-03-048671
3. TITLE DEED LIBER S.M. No. 14674 folio 470
   TOTAL AREA = 2290 SF.±
4. THE PROPERTY IS ZONED D.R. 10.5
5. 200' SCALE ZONING MAP No. SE 4E.
6. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED, A BOUNDARY SURVEY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD.
7. FEATURES SHOWN HEREON WERE FIELD LOCATED.
8. CENSUS TRACT 4211.01
   A.D.C. MAP & GRID 44 G6
   SCHOOL DISTRICT 35
   REGIONAL PLANNING DISTRICT 329 B
9. THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.
10. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
11. NO PRIOR ZONING CASES.

SPECIAL HEARING REQUEST

TO ALLOW THE CONTINUED NON-CONFORMING USE OF 2 APARTMENTS IN A SINGLE FAMILY DWELLING

Plat to Accompany Photographs

STATE OF MARYLAND
SCOTT ALAN LINDSAY
No. 21081
PROFESSIONAL LAND SURVEYOR
4/15/03

PLAT TO ACCOMPANY A PETITION FOR SPECIAL HEARING #2955 CORNWALL ROAD DEED REF: S.M. No. 14674 folio 470 ZONED D.R. 10.5 12th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND		GERHOLD, CROSS & ETZEL, LTD REGISTERED PROFESSIONAL LAND SURVEYORS Suite 100 320 East Towsontown Boulevard Towson, Maryland 21286 PH: (410)823-4470 FAX: (410)823-4473	
DATE: 03/27/03	SCALE: 1"=20'	FIELD WORK:	DRAWN:

Metropolitan Regional Information Systems, Inc.

--

Tax ID#: 04121203048671 ** PUBLIC RECORD **

Tax ID#: 04121203048671 County: BC
PROPERTY ADDRESS: 2955 CORNWALL RD, , DUNDALK, MD 21222-5315 Legal Subdiv/Neighborhood. DUNDALK
OWNER: , Phone #: () Abs Owner: Y Company: D & DJ PROPERTIES INC
MAIL ADDRESS: 7004 RIVERDRIVE RD, , BALTIMORE, MD 21219-1132
LEGAL DESCRIPTION: IMPS 2955 CORNWALL RD DUNDALK

Mag/Dist # 12	Lot	Block/Square:	Tax Map:
Elec Dist 12	Legal Unit #	Grid. 22	Map. 103
Section	Blk Suffix.	Subdiv Ph:	Addl Parcel Flag/#: /
Map Suffix	Suffix:	Parcel: 544	Sub-Parcel:

TOTAL TAX BILL: $991	State/County Tax: $679	City Tax:	Tax Levy Yr 2002
Front Foot Fee.	Spec Tax Assmt: $312	Refuse:	Tax Rate. 1 20
Tax Class	Homestd/Exempt Status:	Exempt Class: 000	Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use	Taxable Assessment
2002	$58,580	$14,000	$48,540	$	State $
Previous	$56,600	$14,000	$42,600	$	Municipal: $
Early	$56,600	$19,500	$43,930	$	City: $

DEED

Transfer Date	Price	Grantor	Grantee
	Deed Liber: 14674	Deed Folio: 470	Deed Type.
05-SEP-2000	$48,000	CHERRY, STANLEY R	D & DJ PROPERTIES INC
16-JUN-1992	$59,000	COBERLY PAUL A	CHERRY STANLEY R

L.O.

PROPERTY DESCRIPTION

Year Built 1944	Zoning:	Census Trct/Blck. 421101/1	Irregular Lot:
Square Feet 2,280	Acreage. 0.05	Land Use: Residential	
Property Class. R	Plat Liber/Folio /	Property Card:	Quality/Grade: FAIR
Prop Use RESIDENTIAL			

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction	Brick				
Story	2B				
Area	1,254				

Ext Wall Brick/Stone		Roofing.		Foundation.
Stories 2B	Units. 1		Style: Attchd/Row Hse, Int	Year Remodeled: 1944
Total Building Area		Living Area. 1,254	Base Sq Ft: 627	Model/Unit Type
TOWNHOUSE CENTER UNIT				
Patio/Deck Type. CONC PATIO W/RF		Sq Ft. 90		

Rooms	Bsmt Type. Not Specified	Fireplaces:	Garage Type. Detached
Bedrooms	Bsmt Tot Sq Ft: 627	Fireplace Type:	Garage Sq Ft: 288
Full Baths 2	Bsmt Fin Sq Ft	Attic Type:	Gar Constr: FRAME
Half Baths 0	Bsmt Unfin Sq Ft	Attic Sq Ft.	Garage Spaces
Baths 2	Air Cond		

Gas	Heat	Sewer. PUBLIC	Fuel:
Electric	Water: PUBLIC	Underground:	Walls.

217A NORTH Stan & Susan Cherry 410 391-2779
MARLYN Ave

1914 MIDLAND RD 410-284-4174 PAUL COBERLY

294-0029

© 2003 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification
Accuracy of square footage, lot size and other information is not guaranteed

410-553-0886
Jennifer - RJH

Standard Contract of Sale

Approved by Real Estate Board of Baltimore

HAMILTON REALTY COMPANY, INC.
ESSEX BRANCH
104 EASTERN BOULEVARD
BALTIMORE 21, MD.

This Agreement of Sale, made this 6th day of February nineteen hundred and Fifty-nine, between William M. Smith, Jr. and Rosalinda M. Smith, his wife Seller, and Art B. Coberly Sr. and Elva Coberly, his wife, Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Baltimore County, Maryland and being known as 2955 Cornwall Road. Improved by a 2 story, 2 apartment brick group dwelling and being subject to an annual redeemable Ground Rent of Seventy-eight ($78.00) Dollars.

Included in this sale are all permanent fixtures now in the property.

at and for the price of

Nine Thousand Two Hundred- - - - - - - - - - - - - Dollars ($9,200.00)

of which Five Hundred- - - - - - - - - - - - - - - - Dollars ($ 500.00)

have been paid prior to the signing hereof, and the balance to be paid as follows:
Balance in cash at the time of settlement which shall be on or before forty-five (45) days from the signing hereof.

This property is sold subject to the existing tenancy on a month to month basis of the first floor at $55.00 per month and the second floor at $55.00 per month. It is understood and agreed that the gas for the hot water for the first and second floors is supplied by the first floor tenants.

AND upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer. Title to be good and merchantable, free of liens and encumbrances except as specified herein and except: Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the sub-division in which the property is located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property. The herein described property is to be held at the risk of the Seller until legal title has passed or possession given.

Ground rent, rent, water rent, taxes, (including Metropolitan District charges for sewer and water, if any) and all other public charges, on an annual basis, against the premises shall be apportioned as of date of settlement, ~~[illegible]~~; and the said parties hereto hereby bind themselves, their heirs, executors and administrators and assigns, for the faithful performance of this agreement.

It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, and continue said insurance in force during the life of this Contract.

This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written; time being of the essence of this Agreement. Cost of all documentary stamps required by law shall be divided equally between the parties hereto.

Seller hereby agrees to pay commission on this sale to in accordance with the Standard Schedule of Commissions of the Real Estate Board of Baltimore, to **Smith Realty Co., co-operating with Hamilton Realty Company, Inc.**

Witness in triplicate the hands and seals of the parties hereto the day and year first above written.

WITNESS—AS TO SELLER'S SIGNATURE	SELLER'S SIGNATURE (SEAL)
WITNESS—AS TO SELLER'S SIGNATURE	SELLER'S SIGNATURE (SEAL)
WITNESS—AS TO BUYER'S SIGNATURE	BUYER'S SIGNATURE (SEAL)
WITNESS—AS TO BUYER'S SIGNATURE	BUYER'S SIGNATURE (SEAL)

NEW IDEA PRESS, BALTIMORE 5 MD

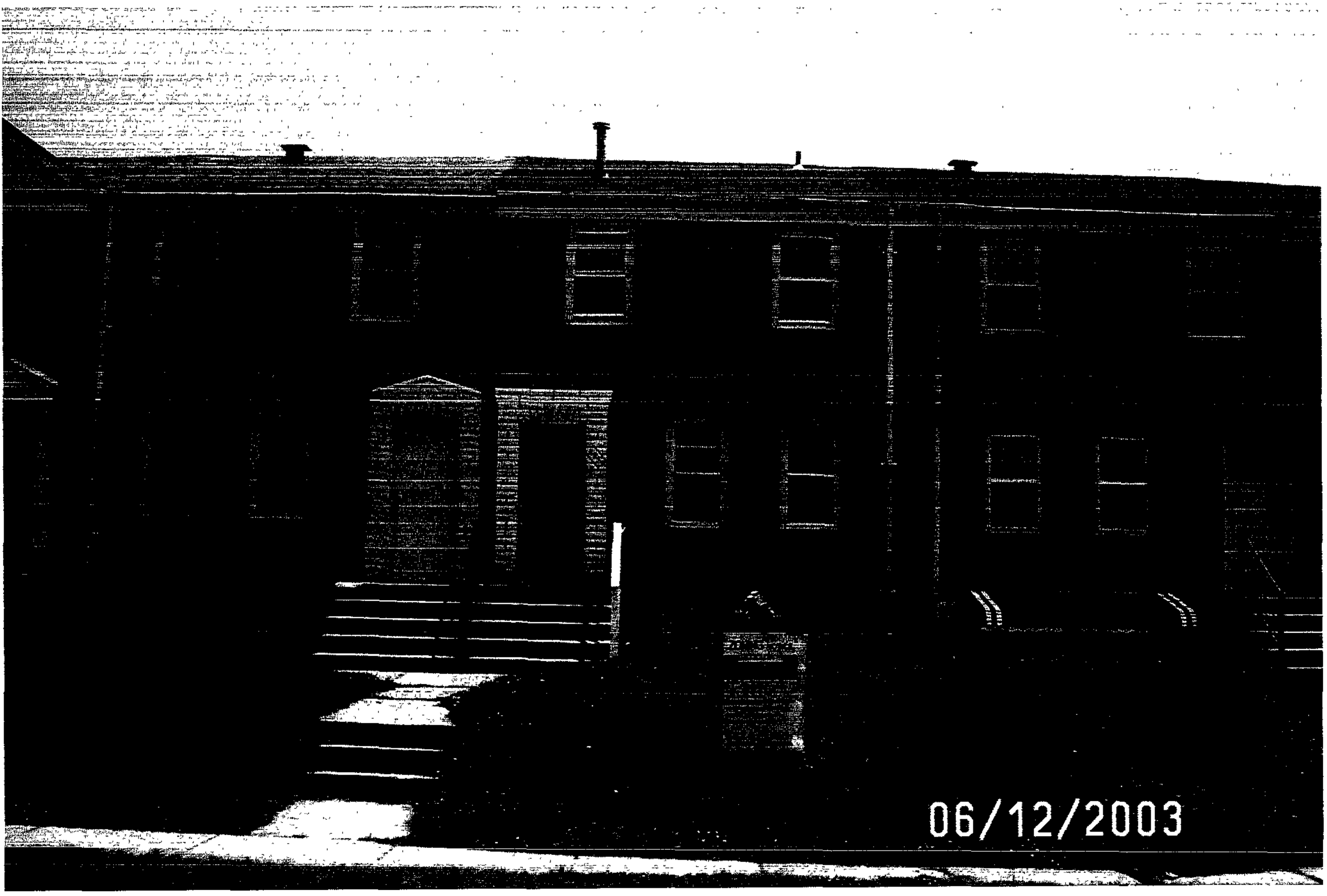
MARCHL
STEW
282-5881

PLEASE PRINT CLEARLY

CASE NAME 9955 Cornwall Rd
CASE NUMBER 03-482-SPH
DATE 6/23/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DANIEL G. SPIVEY	7004 RIVER DRIVE RD.	BALTO., MD. 21219	
Daniel G. Spivey, JR	9477 Seven Courts Dr	Balto, MD 21236	
BRUCE E. DOAK	320 E. TOWSONTOWN BLVD	TOWSON MD 21286	
GONZALO CROSS & ETUZ			


06/12/2003

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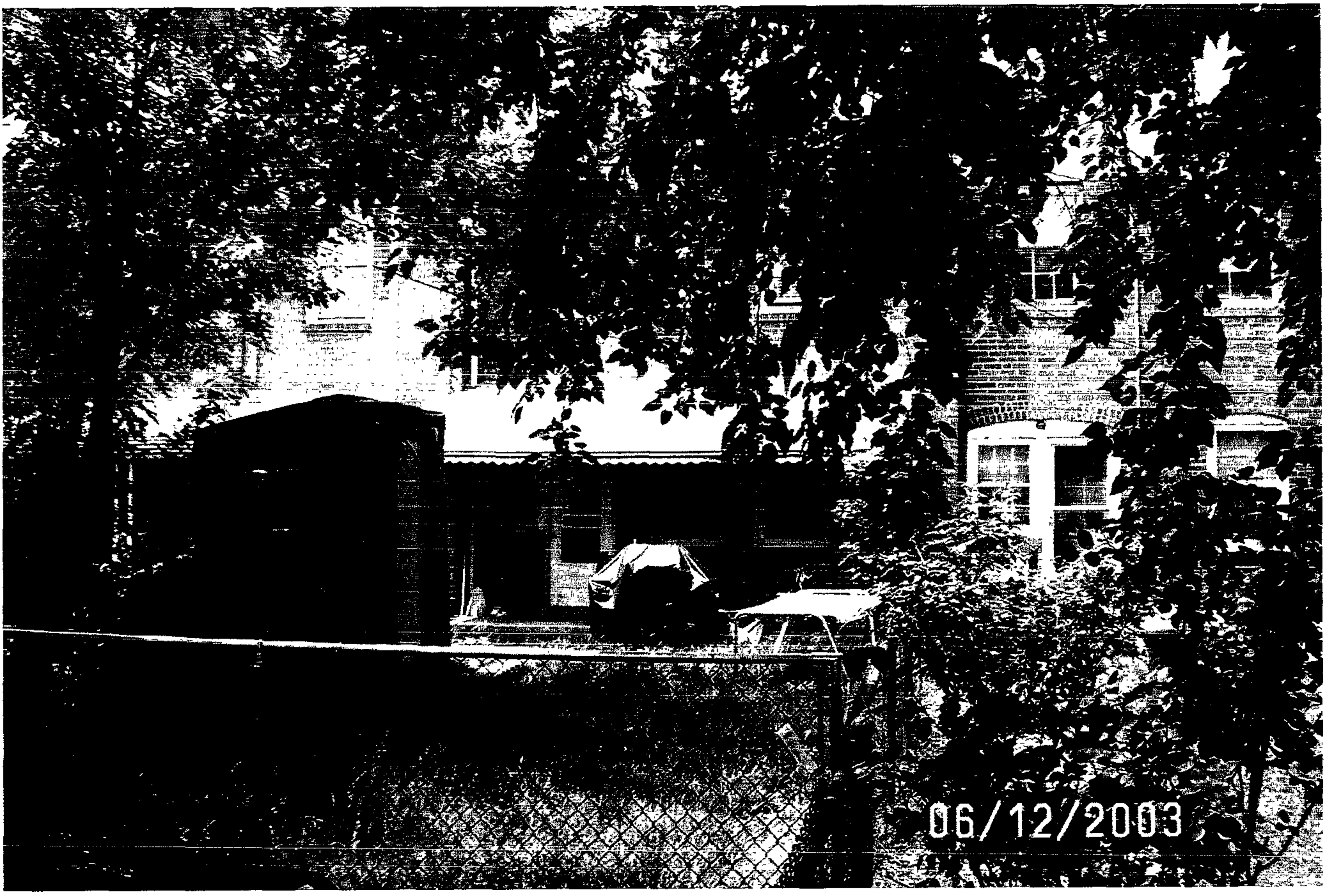
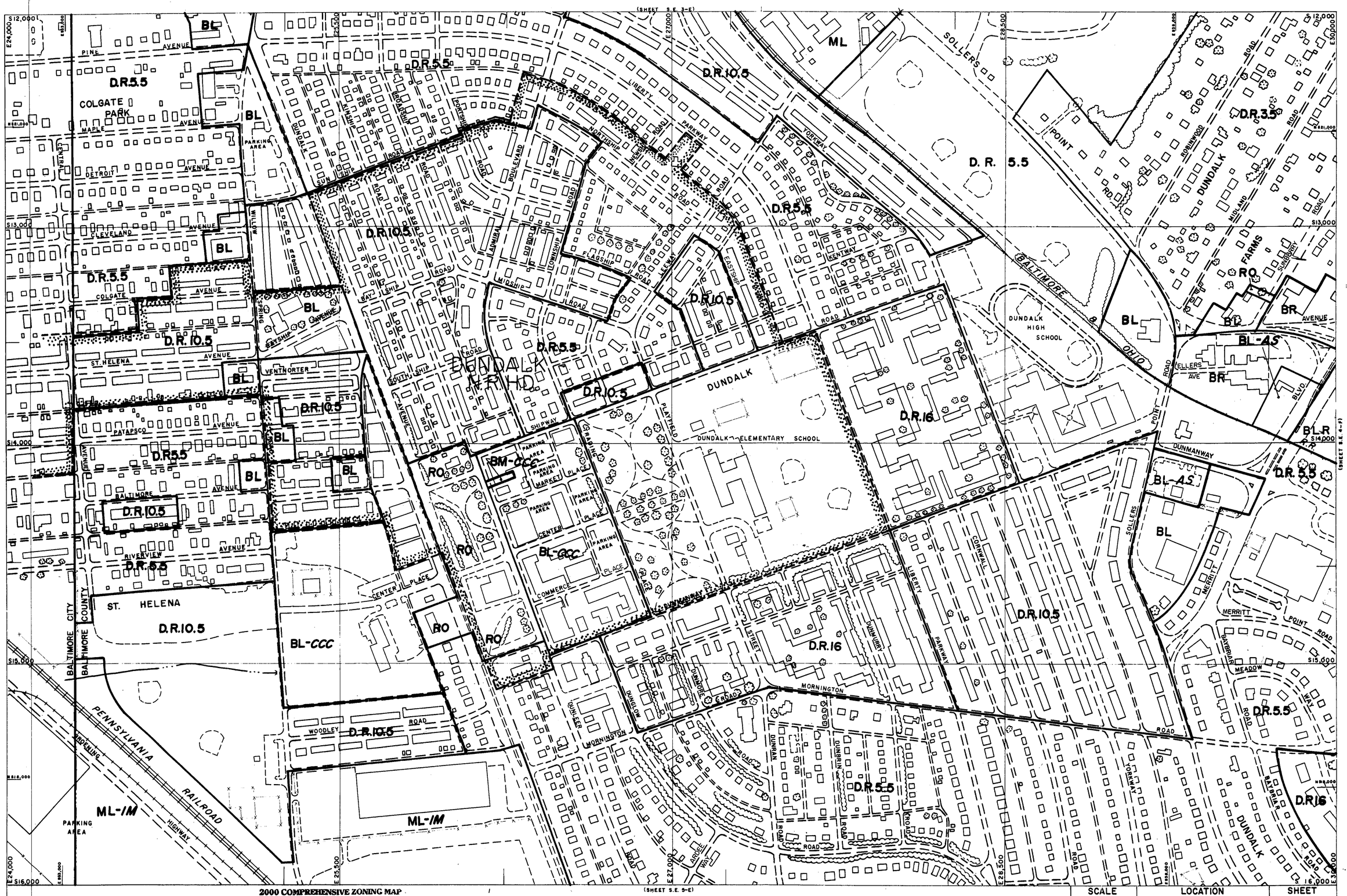

06/12/2003



F-SE E-SW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	DUNDALK	S. E. 4-E.
DATE OF PHOTOGRAPHY JANUARY 1986		

SE 4E

482