

IN RE: PETITION FOR SPECIAL HEARING
N/S Virginia Avenue, 225' W of the c/l
Hammonds Ferry Road
(1 and 2 West Virginia Avenue)
13th Election District
1st Council District

Nelson G. Seiler, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-029-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Nelson G. Seiler and his wife, Vivian Seiler. The Petitioners request a special hearing to confirm and approve the two existing dwellings on the subject property zoned M.L.-I.M., as nonconforming. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Nelson Seiler, property owner, and his son, Dan Seiler. There were no Protestants or other interested persons present; however, it is to be noted that the matter came before me as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management. Specifically, the Petitioners were cited with a zoning violation relative to the conversion of an existing accessory structure for dwelling purposes. The Petitioners were advised to file the instant Petition to legitimize existing conditions on the property.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Virginia Avenue, west of Hammonds Ferry Road in Lansdowne. The property contains a gross area of 0.213 acres, more or less, zoned M.L.-I.M. and is improved with two dwellings, known as 1 W. Virginia Avenue and 2 W. Virginia Avenue, and a shed. Testimony indicated that Nelson Seiler's parents, Theodore O. Seiler, Sr. and Virginia Seiler, purchased the subject property in 1933 at which time there were two dwellings thereon. As shown on the site plan, the larger of the two dwellings, known as 1 W. Virginia Avenue, is located in the front portion of the

ORDER RECEIVED FOR FILING

Date

10/23/03

By

[Signature]

site. The smaller dwelling, known as 2 W. Virginia Avenue, is located in the rear of the property. Nelson Seiler, who is now in his 70s, was born and raised on the property in the dwelling known as 1 W. Virginia Avenue and still resides thereon with his wife. His sister and her daughter occupy the rear dwelling. Mr. Seiler presented some old photographs of the site, one from 1941, which shows both houses, and a second from 1933 showing the cottage house. He also submitted a letter from his brother, Theodore O. Seiler, Jr., which sets forth the history of the use of the property. Also submitted were copies of utility bills, showing that the houses are separately metered.

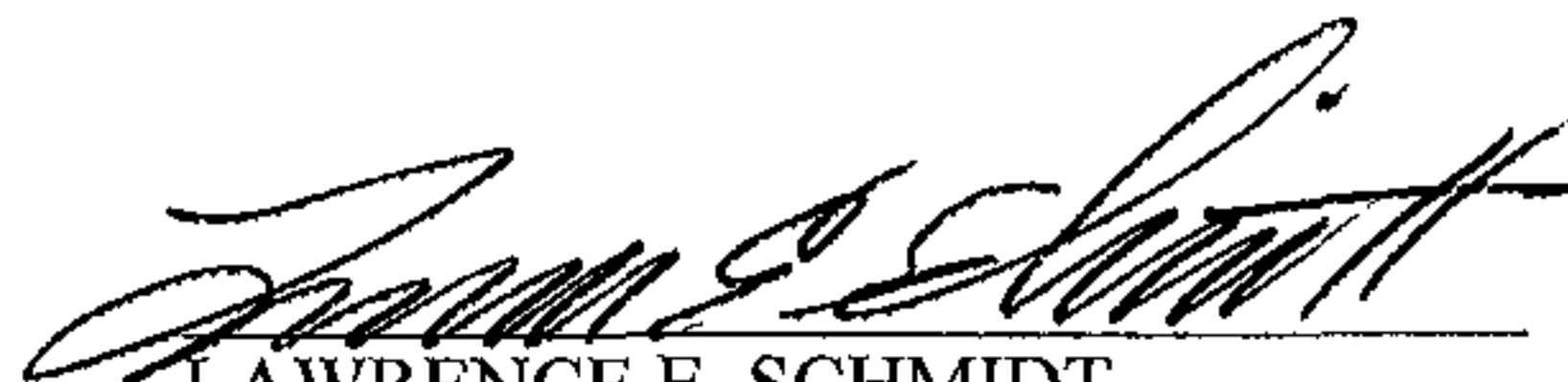
As to the violation notice, testimony indicated that the Petitioner had taken sides in a neighborhood dispute and testified in Court. The other neighbor apparently registered the complaint in retaliation.

Nonconforming uses are defined in Section 101 of the B.C.Z.R. and regulated by Section 104 thereof. The nonconforming use designation can be used to grandfather a use that would otherwise not be permitted. Based upon the testimony and evidence offered, it is clear that the two dwellings have existed on the subject property since prior to the adoption of zoning regulations in Baltimore County in 1945, and thus enjoy a nonconforming status. Moreover, the use of the two structures for residential purposes has been continuous and without interruption since the 1930s.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

23rd THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of October 2003 that the Petition for Special Hearing to confirm and approve the two existing dwellings on the subject property zoned M.L.-I.M., as nonconforming, be and is hereby GRANTED.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/23/03
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 23, 2003

Mr. & Mrs. Nelson G. Seiler
1 W. Virginia Avenue
Lansdowne, Maryland 21227

RE: PETITION FOR VARIANCE
N/S Virginia Avenue, 225' W of the c/l Hammonds Ferry Road
(1 and 2 W. Virginia Avenue)
13th Election District – 1st Council District
Nelson G. Seiler, et ux - Petitioners
Case No. 04-029-SPH

Dear Mr. & Mrs. Seiler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

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

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1 W Virginia Ave. Landsdown, MD
21227 which is presently zoned ML-IM

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

CONFIRM AND APPROVE THE EXISTING NON-CONFORMING
USE OF TWO DWELLINGS ON A LOT IN THE
ML-IM 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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Nelson G. Seiler
Name - Type or Print

Nelson G Seiler
Signature

Vivian Seiler
Name - Type or Print

Vivian Seiler
Signature

1 W VIRGINIA AVE. 4102474619
Address Telephone No.

LANDSDOWN MD. 21227
City State Zip Code

Representative to be Contacted:

Dan Seiler
Name

111 N. Potomac Street 301 791 7039
Address Telephone No.

Hagerstown Md 21740
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 7/17/03

ORDER RECEIVED FOR FILING

Date

9/15/98

JOHN J. DOWLING
REGISTERED LAND SURVEYOR
POST OFFICE BOX 226
115 CATHEDRAL STREET
ANNAPOLIS, MARYLAND 21404
(410) 269-1053

ZONING DESCRIPTION

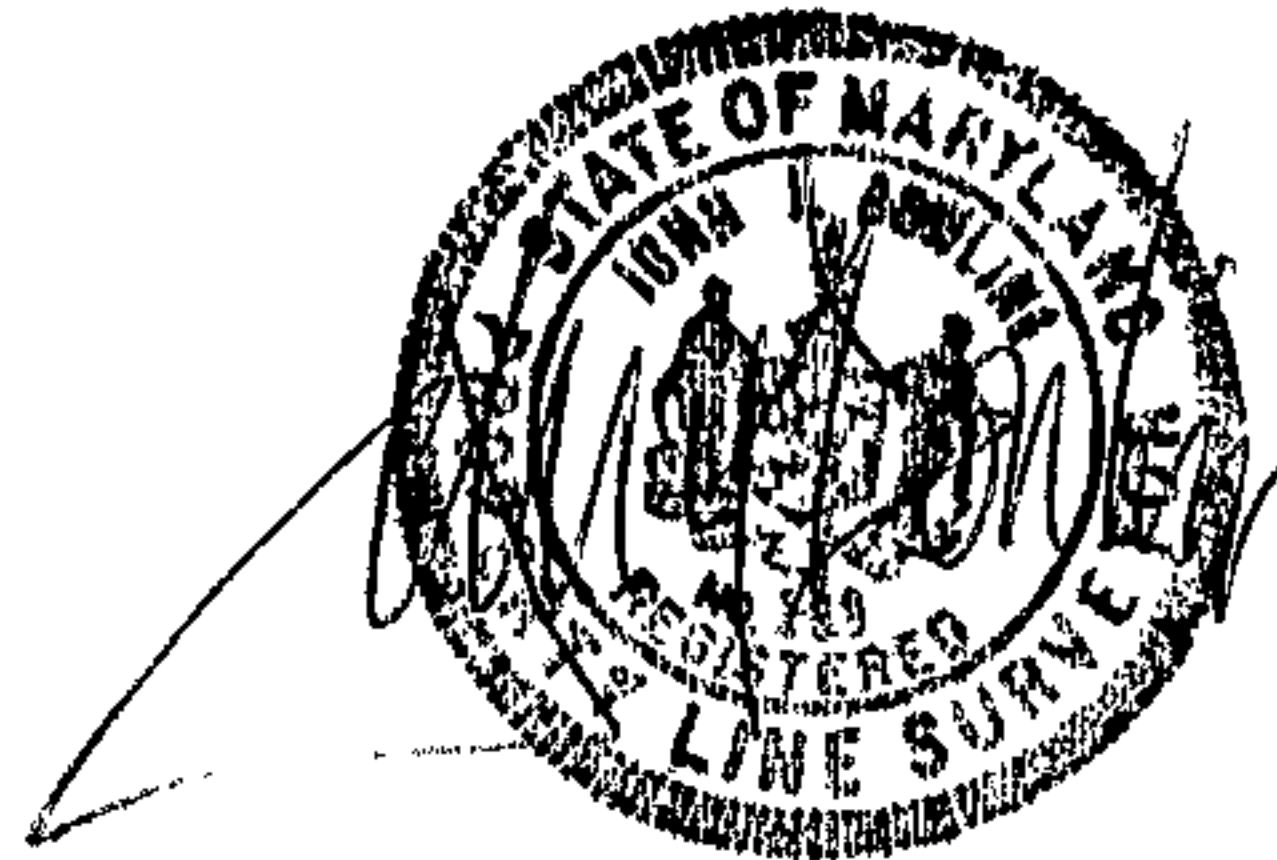
1W and 2W, Virginia Ave.

Lansdowne, Maryland 21227

13th District, Baltimore County, Maryland

Beginning at a point in the centerline of Virginia Ave., 18feet wide, at the distance of 225 feet from the westside of Hammonds Ferry Road, 30 feet wide, thence N 01° 45' 00" W 175.17 feet, N 85° 00' 00" W 52.39 feet, S 01° 45' 31" E 181.33 feet to the centerline of the aforementioned Virginia Ave; thence N 88° 15' E 52.00 to the point of beginning. Containing 9271 square feet or 0.213Ac±.

C:\WPWIN60\SEILER.M&B



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23088

DATE 7/17/03 ACCOUNT R001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: N. SEILER

FOR: 04-029 - SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

7/18/2003 7/17/2003 11:26:04 5

REG #505 WALKIN MEL MAH

>> RECEIPT # 316004 7/17/2003 DFLN

Dep: 5 52B ZONING VERIFICATION

CR NO. 023088

Recpt Tot \$65.00

65.00 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: #04-029-SPH
1 West Virginia Avenue
N/side of Virginia Avenue,
225 feet west of Hammonds
Ferry Road
13th Election District
1st Councilmanic District
Legal Owner(s): Nelson and
Vivian Seiler

Special Hearing: to ap-
prove the existing non-
conforming use of two
dwellings in ML-IM zone.

**Hearing: Wednesday, Oc-
tober 1, 2003 at 9:00 a.m.
in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/9/22 Se16 C626836

CERTIFICATE OF PUBLICATION

9/18/, 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 9/16/, 2003.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04029-SPH

Petitioner/Developer: _____

Nelson & Vivian Seiler

Date of Hearing/Closing: 10-1-03

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

Attention: Becky 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 1 W. Virginia Avenue
Landsdowne, MD 21227

The sign(s) were posted on September 5, 2003
(Month, Day, Year)

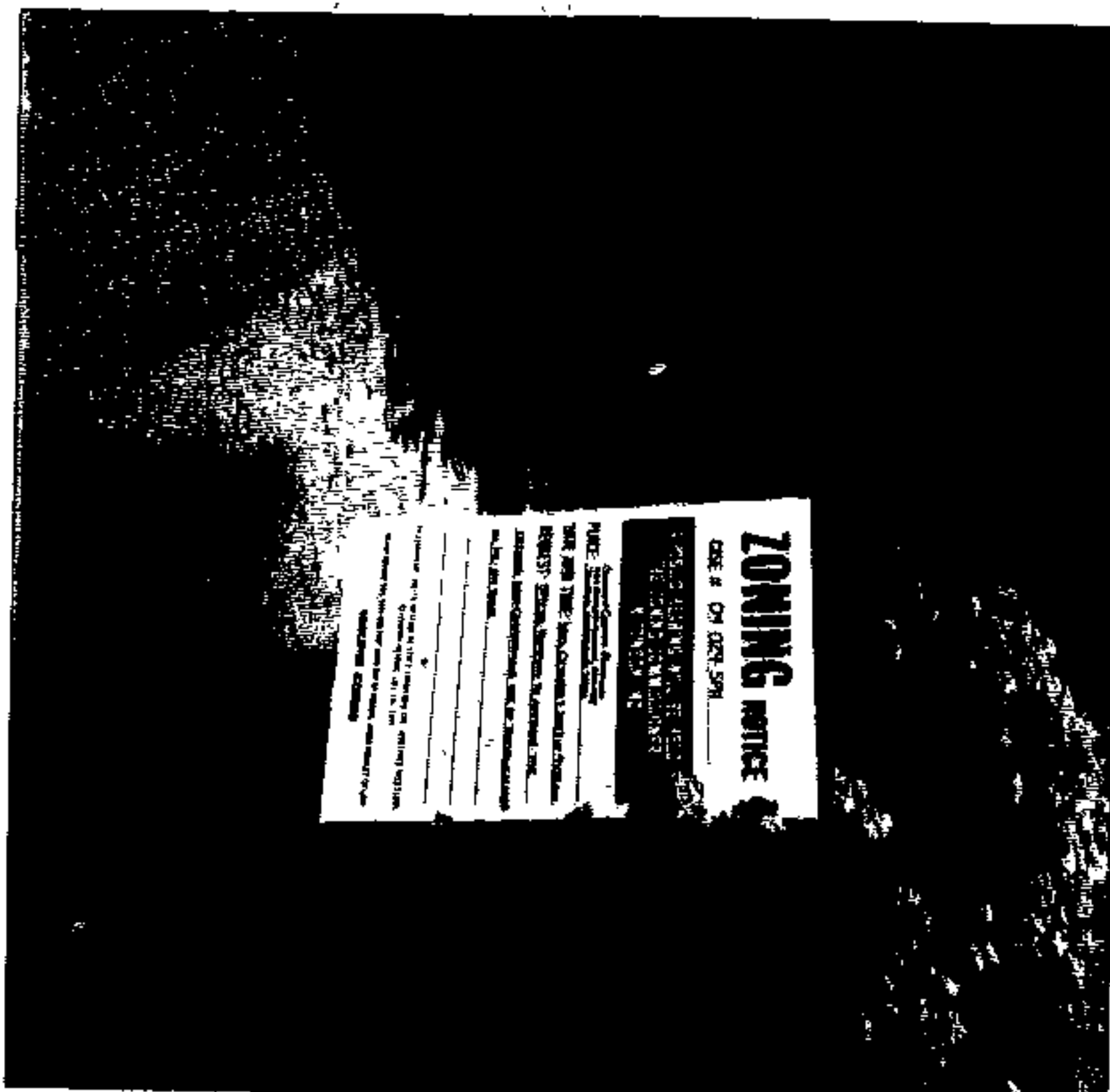
Sincerely,

Stacy Gardner 9/5/03
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
EDERSBURG, MD. 21784
(City, State, Zip Code)

410-781-4000



CERTIFICATE OF POSTING

RE: Case No.: 04-029-SPH

Petitioner/Developer: _____

Nelson & Vivian Seiler

Date of Hearing/Closing: 10/1/03

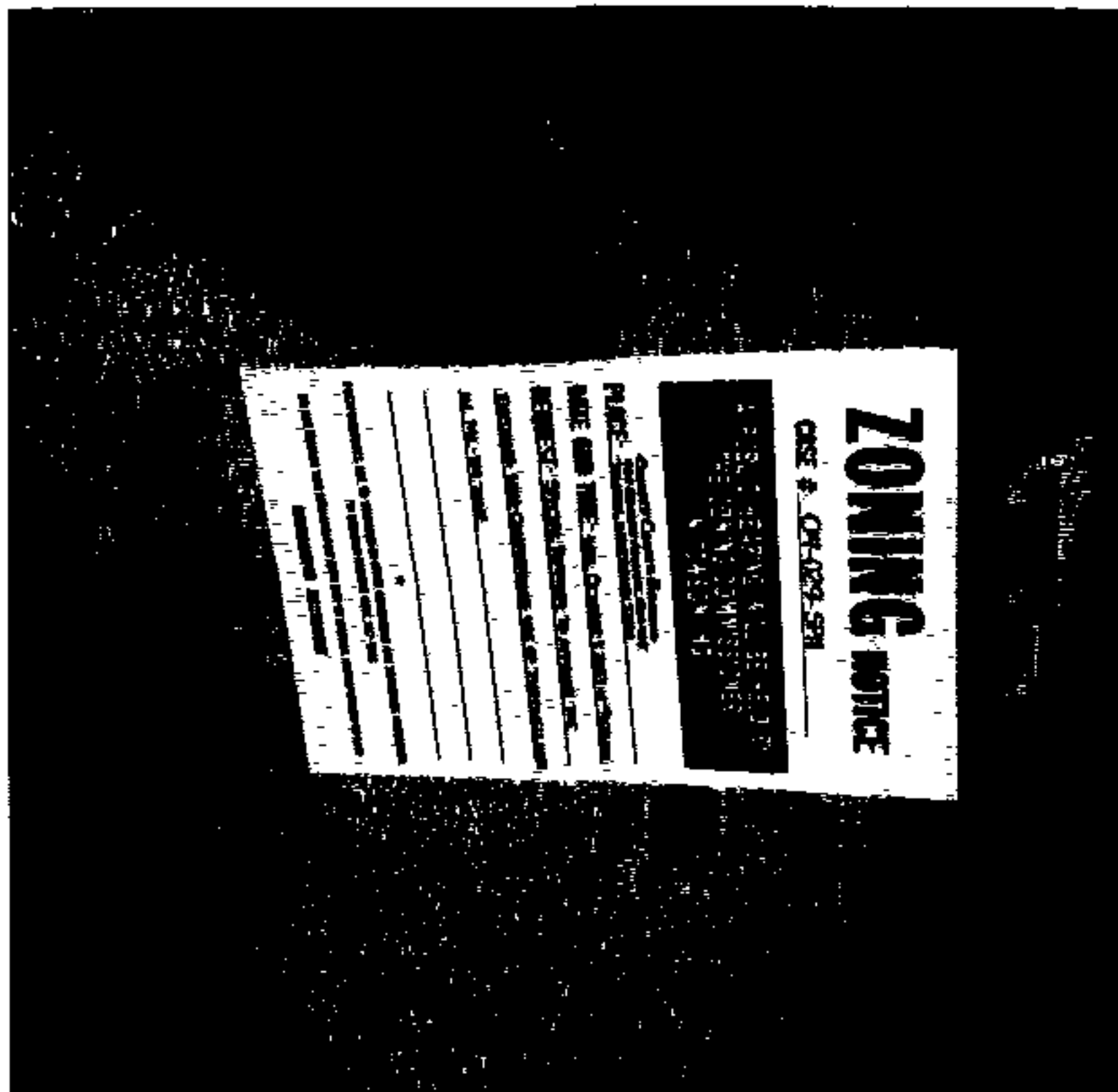
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 1 W. Virginia Ave.
Landsdowne, MD 21227

The sign(s) were posted on August 26, 2003
(Month, Day, Year)



Sincerely,

Stacy Gardner 8/26/03
(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

(City, State, Zip Code)
410-781-4000

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 16, 2003 Issue - Jeffersonian

Please forward billing to:
Nelson Seiler
1 W. Virginia Avenue
Landsdown, MD 21227

301-791-7039

NOTICE OF ZONING HEARING

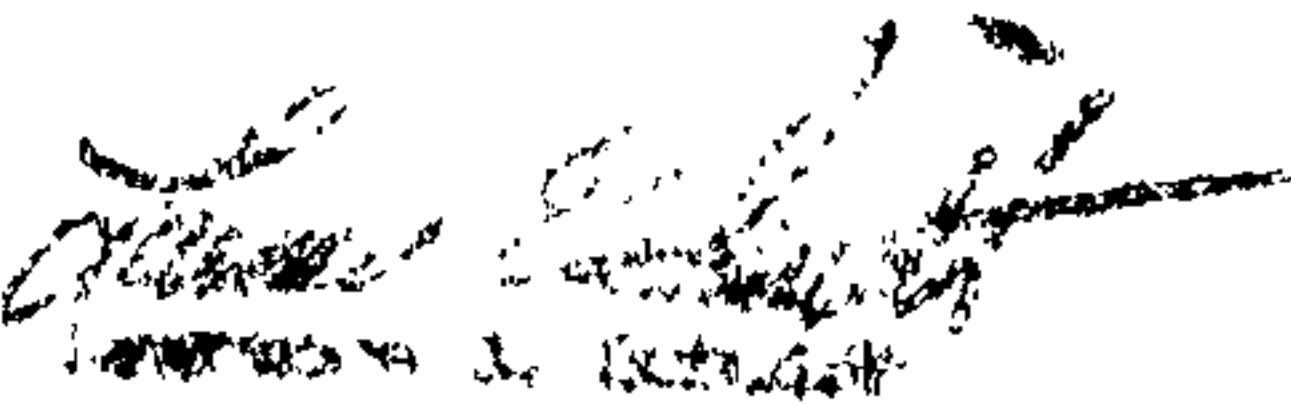
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-029-SPH

1 West Virginia Avenue
N/side of Virginia Avenue, 225 feet west of Hammonds Ferry Road
13th Election District – 1st Councilmanic District
Legal Owner: Nelson and Vivian Seiler

Special Hearing to approve the existing non-conforming use of two dwellings in ML-IM zone.

Hearings: Wednesday, October 1, 2003, at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

August 5, 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: 04-029-SPH

1 West Virginia Avenue

N/side of Virginia Avenue, 225 feet west of Hammonds Ferry Road

13th Election District – 1st Councilmanic District

Legal Owner: Nelson and Vivian Seiler

Special Hearing to approve the existing non-conforming use of two dwellings in ML-IM zone.

Hearings: Wednesday, October 1, 2003, at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Nelson and Vivian Seiler, 1 W. Virginia Avenue, Landsdowne, MD 21227
Dan Seiler, 111 N. Potomac Street, Hagerstown 21740
Code Enforcement

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 16, 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.

**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: 04-029-SPL
Petitioner: NELSON SEILEN
Address or Location: 1 W VIRGINIA AVE LANDSDOWN, MD. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: NELSON SEILEN
Address: 1 W. VIRGINIA AVE.
LANDSDOWN, MD. 21227

Telephone Number: 301-791-7039

**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.

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

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____



Baltimore County
Department of Permits and
Development Management

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

September 26, 2003

Nelson Seiler
Vivian Seiler
1 W. Virginia Avenue
Landsdown, MD 21227

Dear Mr. and Mrs. Seiler:

RE: Case Number: 04-029-SPH, 1 W. Virginia Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 17, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Dan Seiler, 111 N. Potomac Street, Hagerstown 21740



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 12, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 4, 2003
Item Nos. 019, 029, 030, and 032

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TGT*

DATE: September 17, 2003

SUBJECT: Zoning Item 04-029
Address 1 West Virginia Ave (Seiler Property)

Zoning Advisory Committee Meeting of July 28, 2003

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Reviewer: John Russo

Date: September 17, 2003

Ag
10/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 29, 2003

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

RECEIVED

JUL 29 2003

SUBJECT: Zoning Advisory Petition(s): Case 04-029

ZONING COMMISSIONER

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:

Kathy Schlabach

AFK/LL:MAC

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burton
Deputy Secretary

July 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

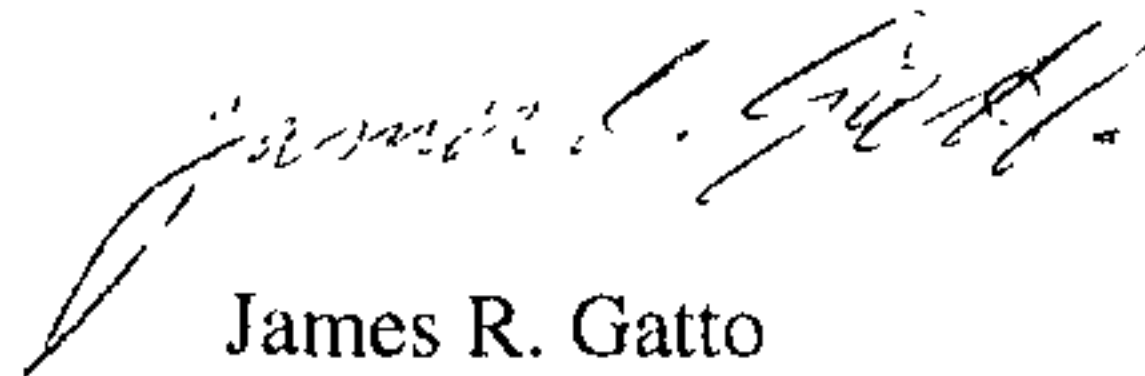
Re: Zoning Advisory Committee Agenda re: case numbers 4-19-A, 4-27-SPH, 4-28-A, 4-29-SPH, 4-30-A, 4-31-A, & 4-32-XA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/29/03. 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
Planning Services

cc: Mike Nortrup

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1 W Virginia Avenue; N/side Virginia Ave, *
225' W of Hammonds Ferry Rd * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Nelson G. & Vivian Seiler * FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 04-029-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 5th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to Dan Seiler, 111 N Potomac Street, Hagerstown, MD 21740, Representative for Petitioner(s).

RECEIVED

AUG 05 2003

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: July 31, 2003

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

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

SUBJECT: Item No.: 4-29-sph
Legal Owner/Petitioner: Sol Goldman
Property Address: 31 York Road
Location Description:

VIOLATION INFORMATION: **Case No.: 03-1080**

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:**

**Hornet Pullen
5608 Kallan Court
Baltimore, MD 21227**

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:

Standard Assessment Inquiry
Code Enforcement Report
Letter to Mr James Thompson
Baltimore County Correction Notice
Photographic Record (5 Photos)
Maps (3)

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Latoshia Rumsey-Scott in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Dennis Rioux, Code Enforcement

DATE: 03/12/2003

STANDARD ASSESSMENT INQUIRY (1)

TIME: 16:22:45

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
13 19 270090	13	1-3	04-00	H	NO		01/08/03

SEILER NELSON GEORGE

DESC-1.. IMPSPT LT 19

SEILER VIVIAN

DESC-2.. GROSDALE

1 W VIRGINIA AV

PREMISE. 00001 VIRGINIA

AVE W

00000-0000

BALTIMORE

MD 21227-0000

FORMER OWNER: SEILER THEODORE

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	30,060	30,060		FCV	ASSESS	ASSESS
IMPV:	48,630	51,080	TOTAL..	81,140	81,140	80,322
TOTL:	78,690	81,140	PREF...	0	0	0
PREF:	0	0	CURT...	81,140	81,140	80,322
CURT:	78,690	81,140	EXEMPT.		0	0
DATE:	10/97	08/00				

---- TAXABLE BASIS ---- FM DATE

03/04 ASSESS:	81,140	11/09/00
02/03 ASSESS:	80,322	05/30/02
01/02 ASSESS:	79,506	06/01/01

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

CODE ENFORCEMENT REPORT

DATE: 3/13/03 INTAKE BY: RJP CASE #: 03-1080 INSPEC: 9 9

COMPLAINT Property Map 109
 LOCATION: PARCEL-322 1 Virginia Ave

COMPLAINANT NAME: Hornett Pollen ZIP CODE: 21227 DIST: 13
410
WALK HX A Way PHONE #: (H) 247 0556 (W) _____

ADDRESS: 5608 Keller Ct ZIP CODE: 21227

PROBLEM: Illegal ~~Storage~~ Conversion of a garage to apt
garage free standing

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

OWNER/TENANT INFORMATION: _____

 TAX ACCOUNT #: 13-19-270-090 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

Dan Seiler
111 N. Potomac Street
Hagerstown, Md. 21740

Date: 6/16/03

Mr. James Thompson
Bureau of Code Inspection
County Office Building
111 West Chesapeake Ave.
Towson, MD. 21204

Dear Mr. Thompson,

This letter is to keep you up to date on the progress that we are making on our request for a special hearing for a zoning review.

5/29/03 at 11:00 AM Dan and Nelson Seiler met with Mr. Floyd Moxley to review the request for a Special Hearing. As a result of that meeting the following changes were requested on the Plat:

1. Show parking for at least 4 cars.
2. Relocate the shed onto the property
3. Make a reference on the Plat that there are no encroachments on surrounding properties.

He also requested the following issues be obtained before the next review:

1. Need a copy of the deed and the history as far back as possible.
2. Obtain Tax records, which were done on the 29th of May.

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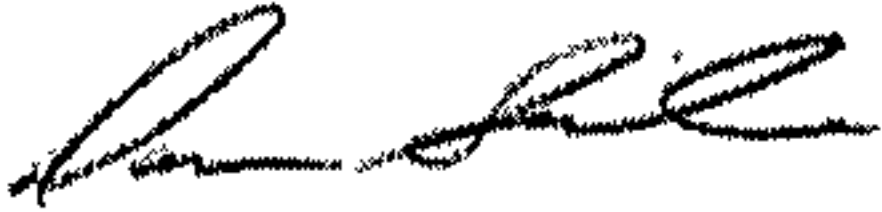
6/16/03 at 4:00 PM Dan mailed a registered letter to Mr. Dowling, 17 2003 again requesting changes to the plat.

03-2066
DEPT. OF PLANNING & DEVELOPMENT
JUN 17 2003

As you can tell from the information above we are having trouble getting in contact with Mr. Dowling. We continue our efforts to expeditiously prepare for the special zoning hearing. I do not know why Mr. Dowling has not replied to my letters and phone calls; he may just be on vacation. We will continue to make every effort to contact him and get things ready for the next meeting with Mr. Moxley.

Attached are the letters that have been mailed to Mr. Dowling.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dan Seiler', with a stylized, cursive script.

Dan Seiler
POA for Nelson and Vivian Seiler



Baltimore County
Department of Permits and
Development Management

Code Inspections & 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. 03-1080	Property No. 13-19-270090	Zoning: M2-IM
-------------------------------------	-------------------------------------	-------------------------

Name(s): **George Nelson Seiler**
Vivian Seiler

Address: **1 W Virginia Ave Balt MD 21227**

Violation Location: **same as above**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BCZR 101; 102.1; 253

Base use of accessory building / structure for residential living purposes. This activity is not permitted in the zoning classification of manufacturing light - Industrial, Major.

200.00 a day fine

posted + mailed

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

On or Before: 4-17-03	Date Issued: 3-23-03
---------------------------------	--------------------------------

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 **D. R. LOU**

INSPECTOR: **Dennis Perry**

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

TO THE PERSON(S) CHARGED:

1. It is important that you read this document carefully, as it charges you with a commission of a crime.
2. If you fail to correct the violations noted by the date dictated, you could be penalized by a fine, or imprisonment, or both.
3. A lawyer can give important assistance to you: (a) on how to correct the violation(s) in order to avoid trial, or (b) at trial, if you failed to correct the violation(s) noted. Assistance can be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information which could affect how you correct the violation(s) cited.
4. You have been ordered to correct the violation(s) cited on the front of this notice by a certain date. 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 the violation, or 90 days in jail, or both.
5. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
6. Upon correction of these violations, contact the inspector for a reinspection. If you have any questions contact the inspector promptly.

FOLLOW UP INSTRUCTIONS (include date and time of each):

DATE CLOSED:

PHOTOGRAPHIC RECORD

Citation/Case No.: 03-1080

Date of Photographs: 3-23-03

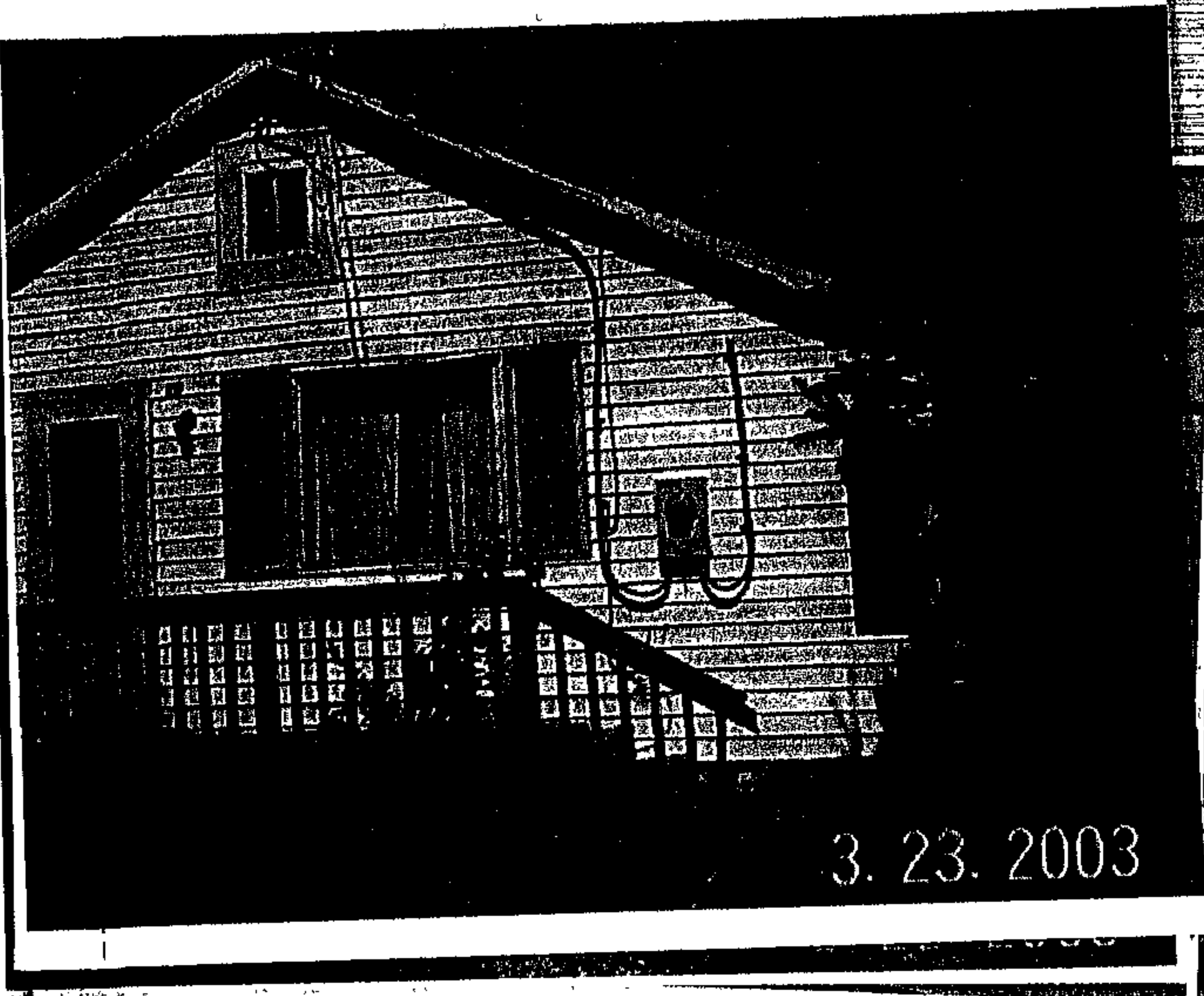


HEREBY CERTIFY that I took the 5 photographs set out above, and that these photographs
(number of photos)

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.

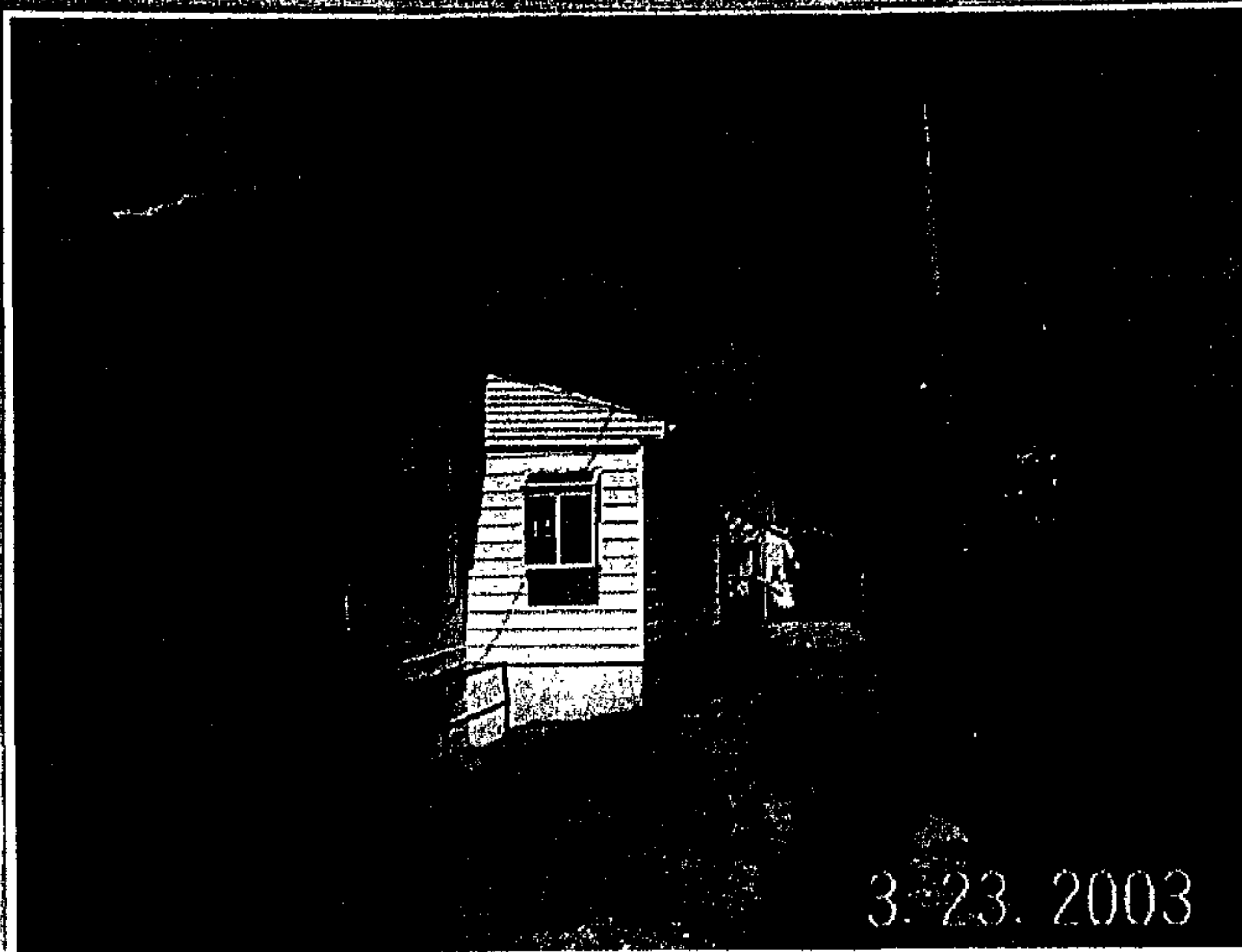
Dennis Reif
Enforcement Officer

itation/Case No
ate of Photogra



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(number of photos)
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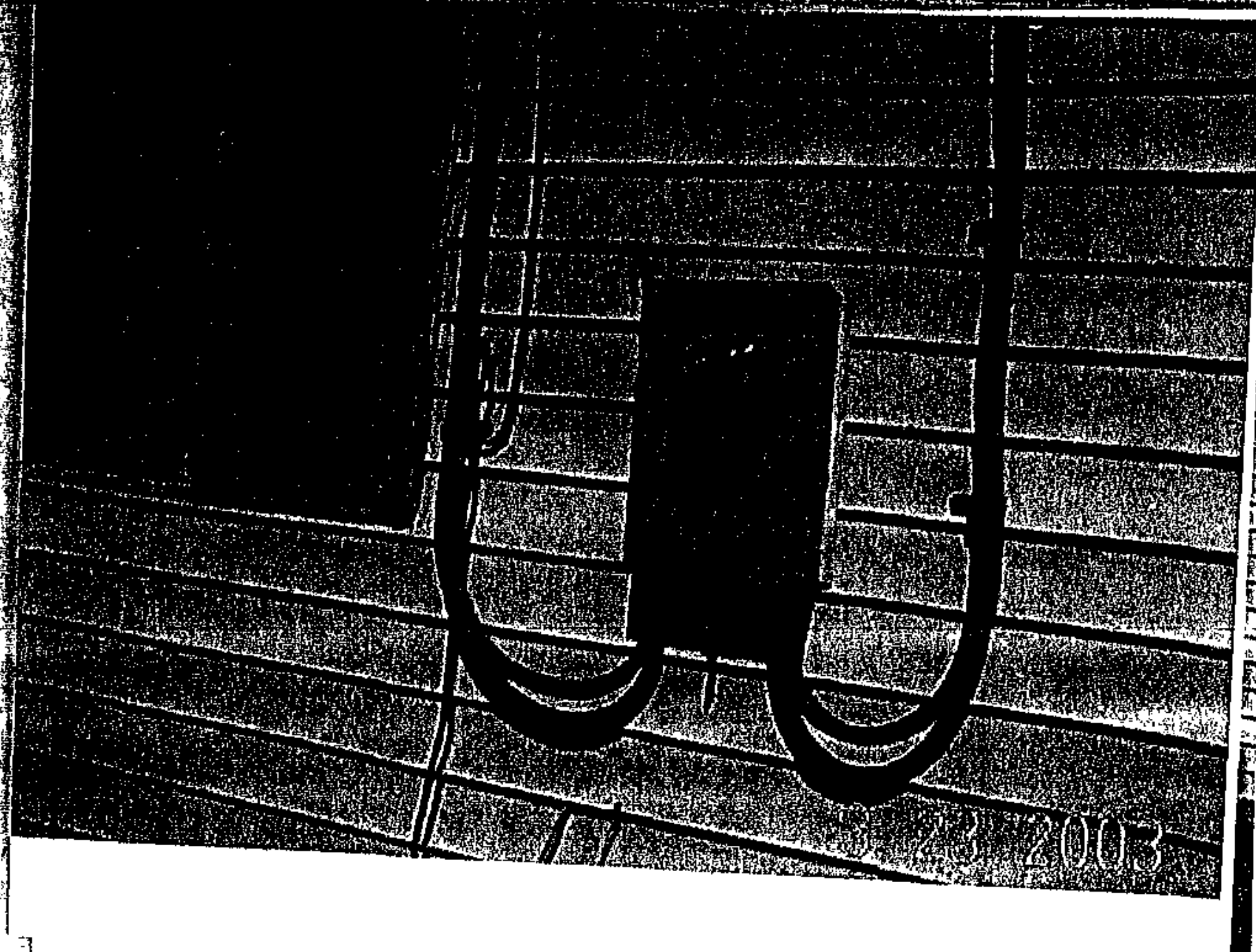
Dennis Reif
Enforcement Officer



1

HEREBY CERTIFY that I took the 5 photographs set out above, and that these photographs
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Dennis Reif
Enforcement Officer

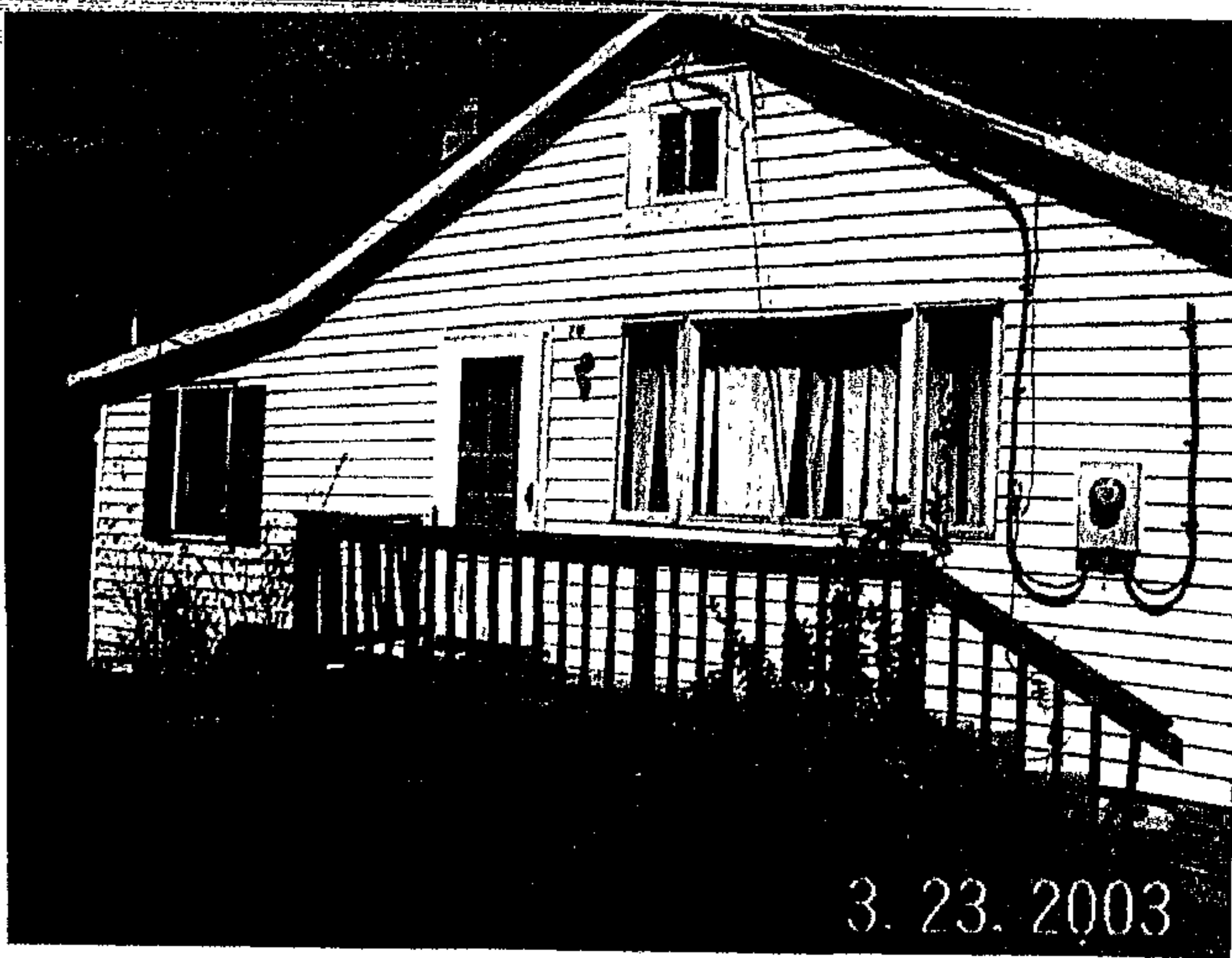


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Dennis R. Ruff
Enforcement Officer

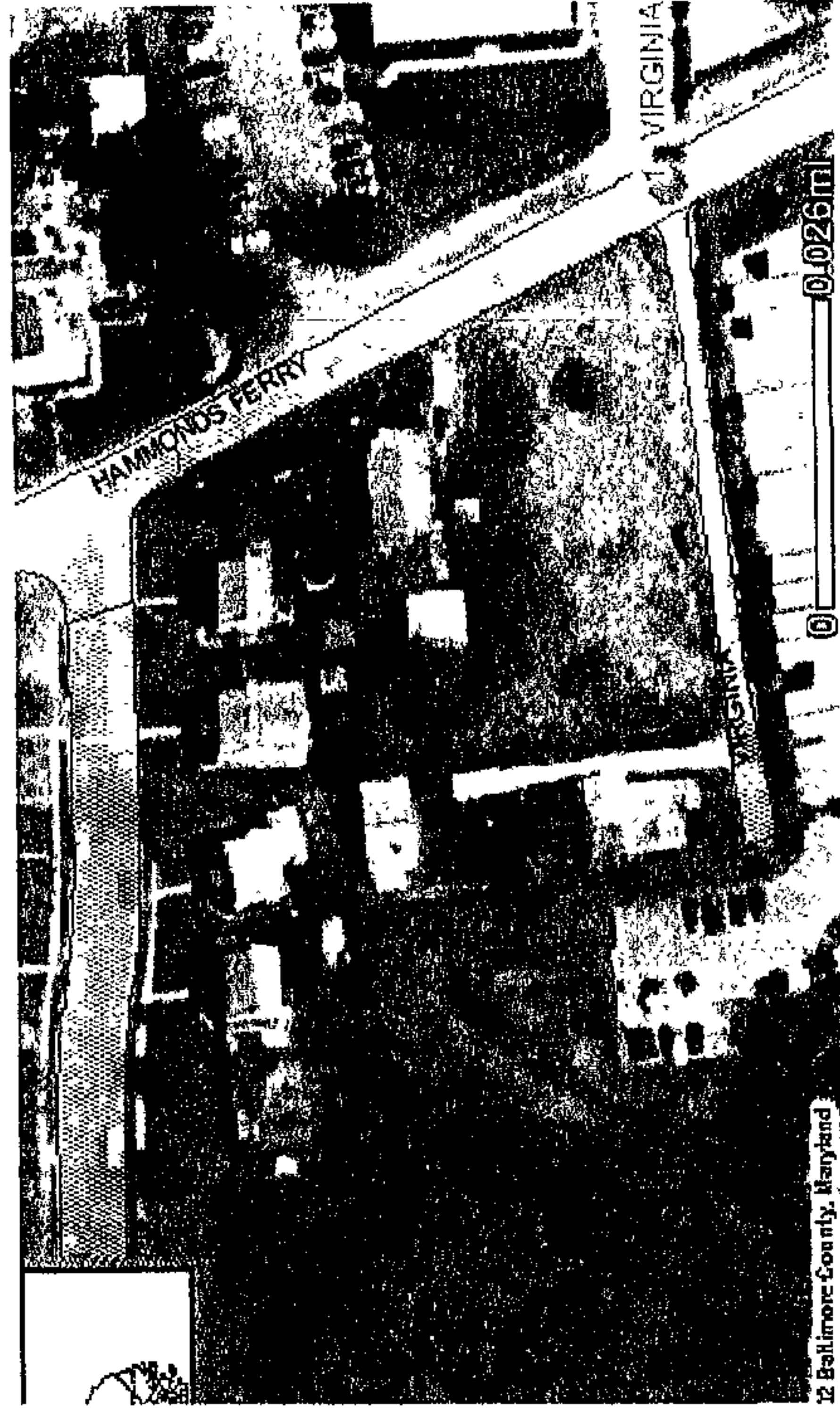
Citation/Case |

Date of Photog



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Dennis Reif
Enforcement Officer



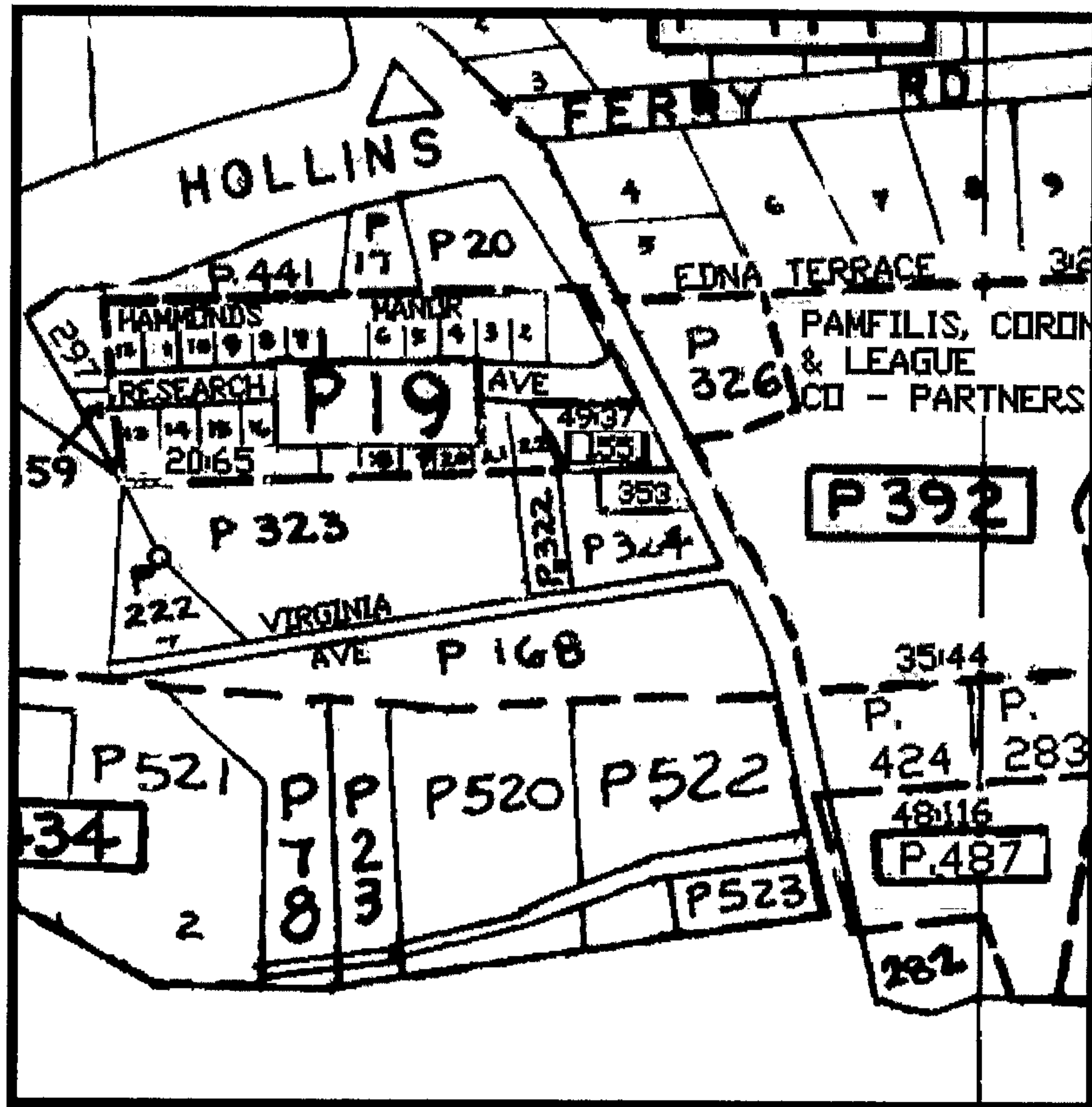
12 Baltimore County, Maryland



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 1319270090



Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us

Dan Seiler
111 N. Potomac Street
Hagerstown, Md. 21740

Date: 6/16/03

Mr. James Thompson
Bureau of Code Inspection
County Office Building
111 West Chesapeake Ave.
Towson, MD. 21204

Dear Mr. Thompson,

This letter is to keep you up to date on the progress that we are making on our request for a special hearing for a zoning review.

5/29/03 at 11:00 AM Dan and Nelson Seiler met with Mr. Floyd Moxley to review the request for a Special Hearing. As a result of that meeting the following changes were requested on the Plat:

1. Show parking for at least 4 cars.
2. Relocate the shed onto the property
3. Make a reference on the Plat that there are no encroachments on surrounding properties.

He also requested the following issues be obtained before the next review:

1. Need a copy of the deed and the history as far back as possible.
2. Obtain Tax records, which were done on the 29th of May.

5/29/03 at 5:00 PM Dan faxed a letter to Mr. Thompson in the Code Enforcement Division, requesting a continuance on the citation. In this request Mr. Thompson was made aware of the next review meeting with Mr. Moxley on July 15th at 11:00 AM.

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#029

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Dan Seiler
POA for Nelson and Vivian Seiler

#029

PLEASE PRINT CLEARLY

CASE NAME _____

CASE NUMBER _____

DATE _____

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

DAN SEILER

1111 Virginia Ave.

Landsdown, MD. 21227

Seiler@copscorp.com

NELSON SEILER

"

"

"

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS: 1W & 2W VIRGINIA AVE. OWNER NELSON GEORGE SEILER

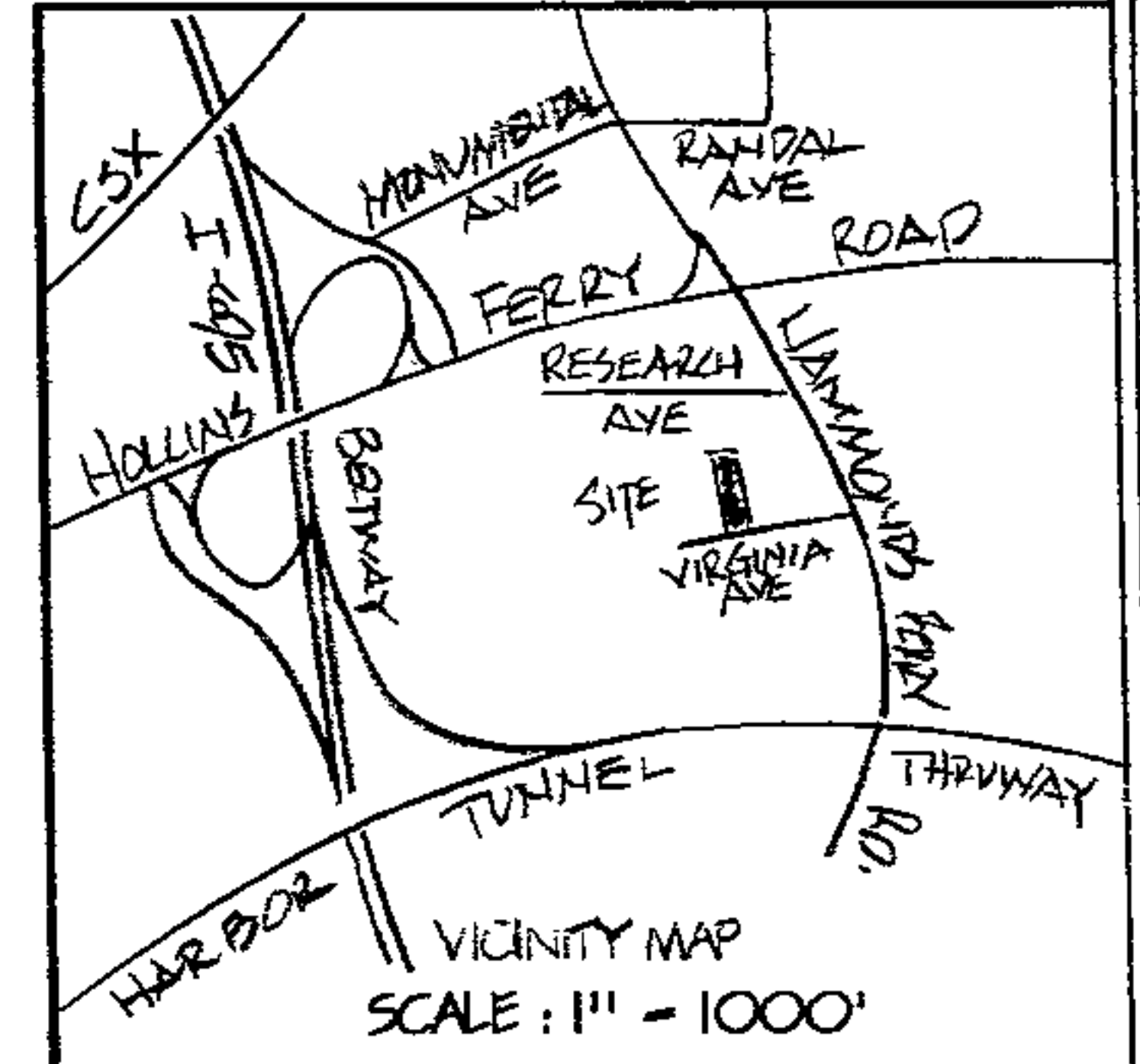
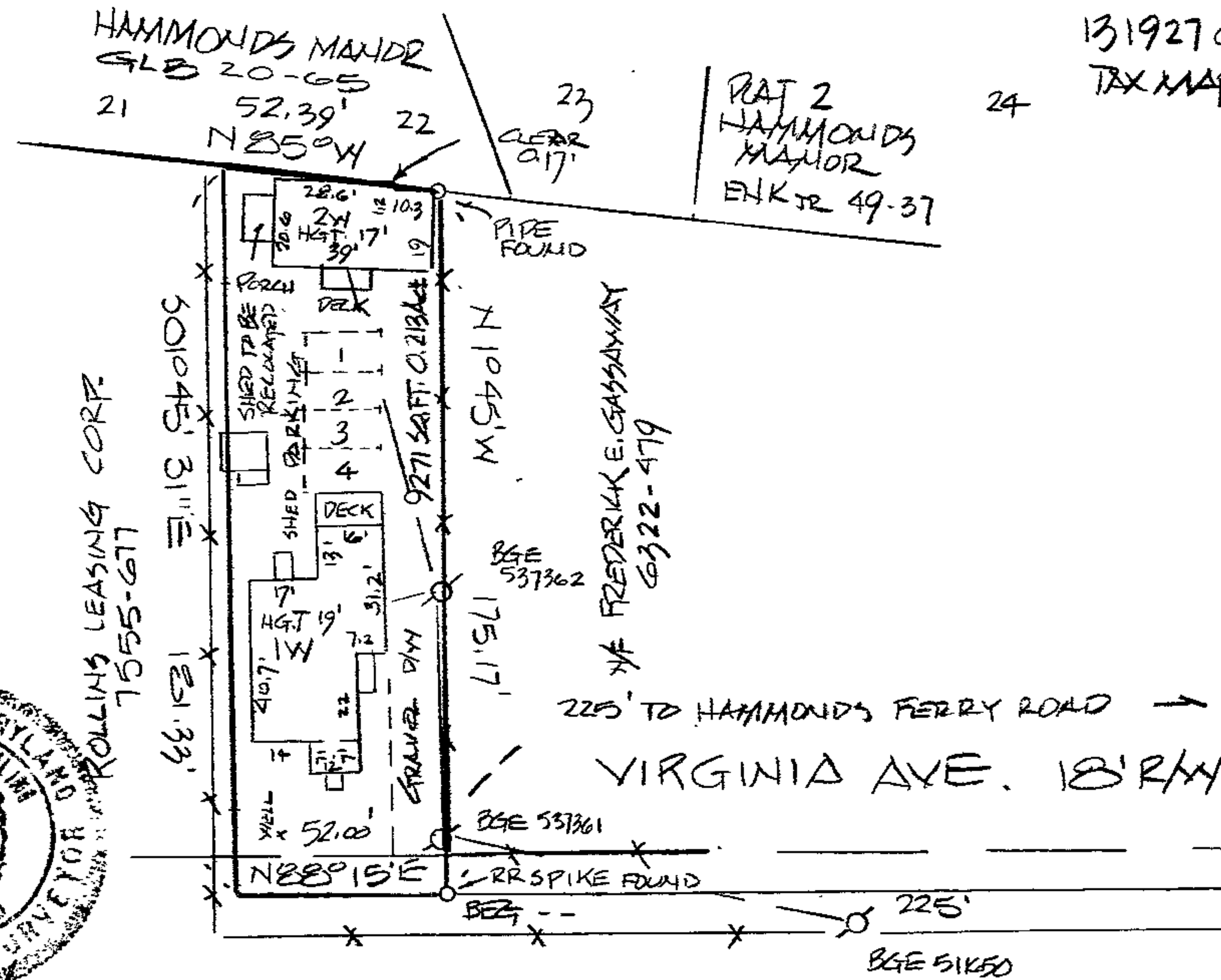
LOT P/O WT 19 BLOCK — SECTION — PLAT — VIVIAN SEILER

PLAT ENTITLED GROSDALE 1W VIRGINIA AVE.

RECORDED IN BOOK 3 PAGE 24 LANSDOWNE MD 21227

PLAT BOOK 6228 FOLIO 429 410-247-4619

1319270090
TAX MAP 109 GRIDS P. 322



LOCATION INFORMATION

ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST
1"=200' SCALE MAP# 3W 6C
ZONING: ML-1M
LOT SIZE: 0.213 9271
ACREAGE SQUARE FEET

SEWER PUBLIC ☐ PRIVATE ☒
WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOOD PLAN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING 03-1080 VIOLATION

ZONING OFFICE USE ONLY

REVIEWED BY CTM 029
ITEM# CASE#



PREPARED BY

ROLLINS LEASING CORP 7555-677

JOHN J. DOWLING

115 CATHEDRAL ST.
ANNAPOLIS MD 21401

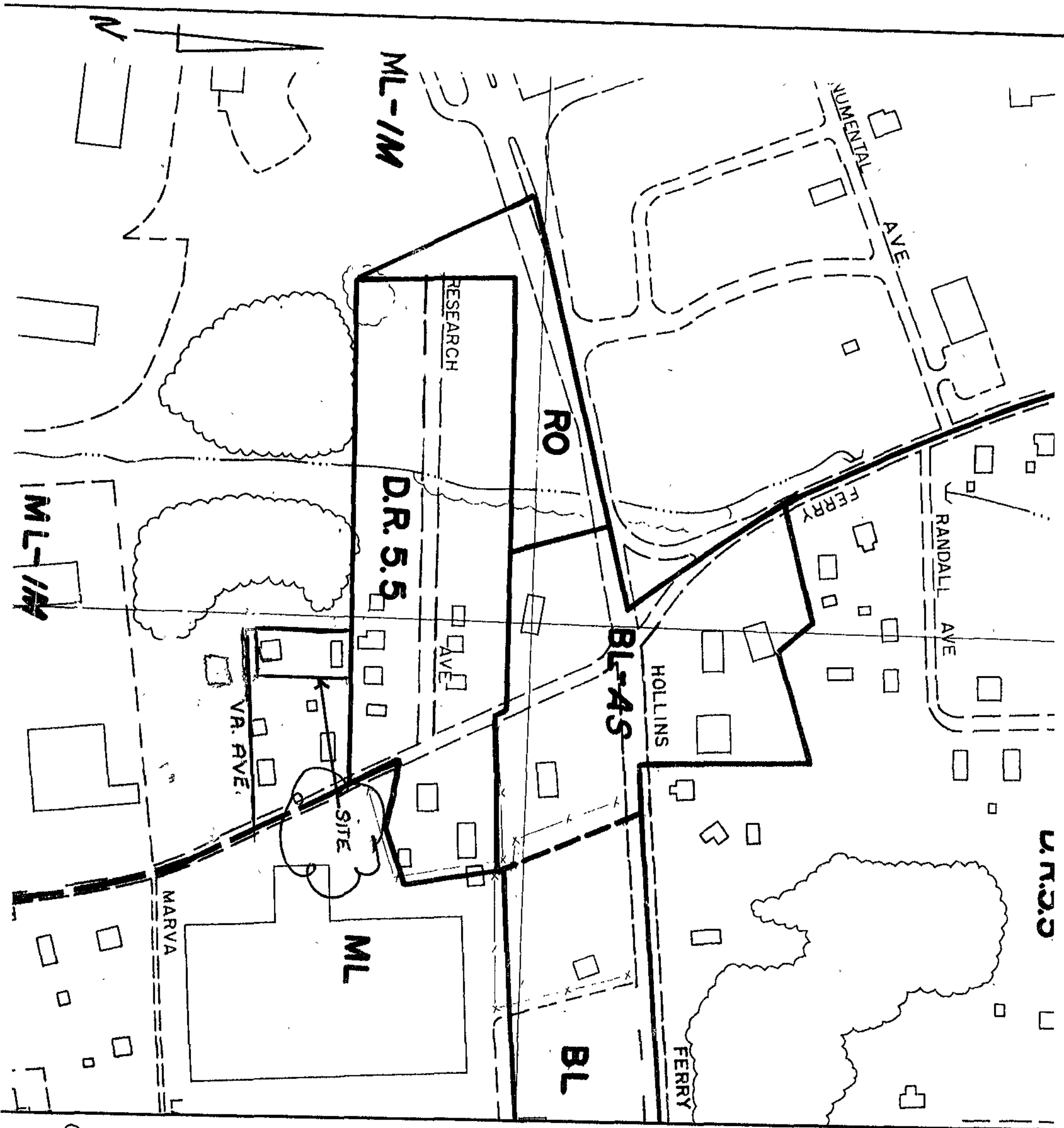
PROPT. L.S. NO. 169

410.249.1053

REV 06-26-03

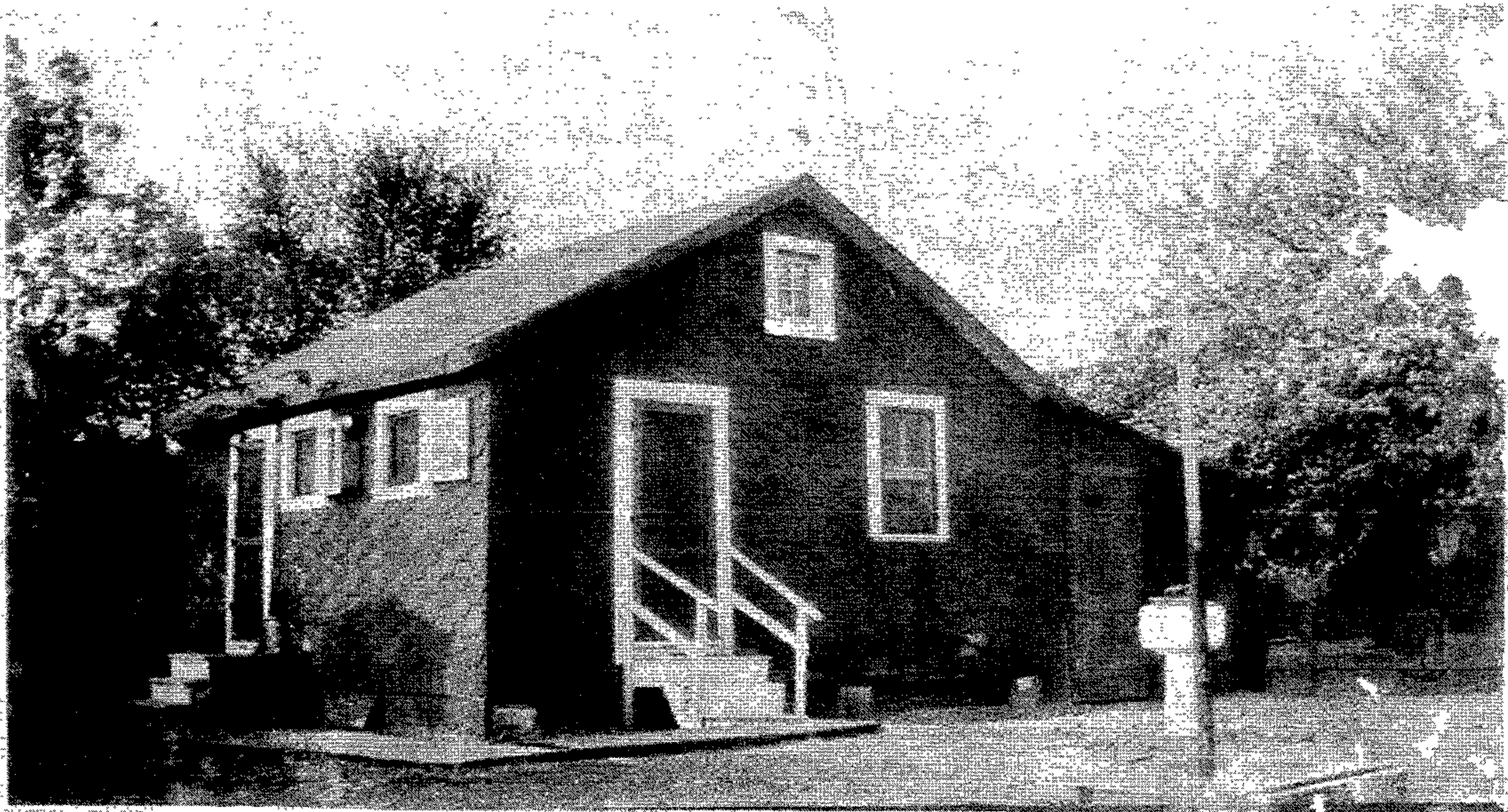
SCALE OF DRAWING: 1" = 50'

led No1



SW6C

1933



Ref 2A

1934



1941

Home in Alaska



MAY 20, 2003

TO WHOM IT MAY CONCERN:

MY NAME IS THEODORE OSCAR SEILER, JR. AND I WAS BORN FEBRUARY 4, 1927.
MY BROTHER IS NELSON G. SEILER.

IN 1933 OUR PARENTS, THEODORE OSCAR SEILER, SR. AND VIRGINIA SEILER,
PURCHASED AND RESIDED IN PROPERTY RECORDED AND KNOWN AS 1 W. VIRGINIA
AVENUE, LANSDOWNE, MARYLAND FROM JACOB MEYER.

AT THE TIME OF PURCHASE, THERE WERE AND STILL ARE TWO (2) BUILDINGS ON
THIS PARCEL OF LAND. #1 WAS AND STILL IS THE HOUSE OCCUPIED BY MY BROTHER
NELSON G. SEILER AND HIS WIFE VIVIAN SEILER. BUILDING #2 WAS AND STILL IS THE
SMALLER DWELLING AT THE REAR OF THE PROPERTY.

AROUND 1939 OR 1940, THE SMALLER BUILDING WAS RENOVATED FOR MY
MOTHER'S FATHER TO MOVE INTO.

ON AUGUST 9, 1968 OUR MOTHER PASSED AWAY AND AT THAT TIME MY FATHER,
THEODORE OSCAR SEILER, SR. MOVED INTO THE SMALLER HOUSE AND RENTED THE
LARGER HOUSE OUT. HE LIVED IN THIS SMALLER HOUSE UNTIL HIS DEATH ON OCTOBER
9, 1979.

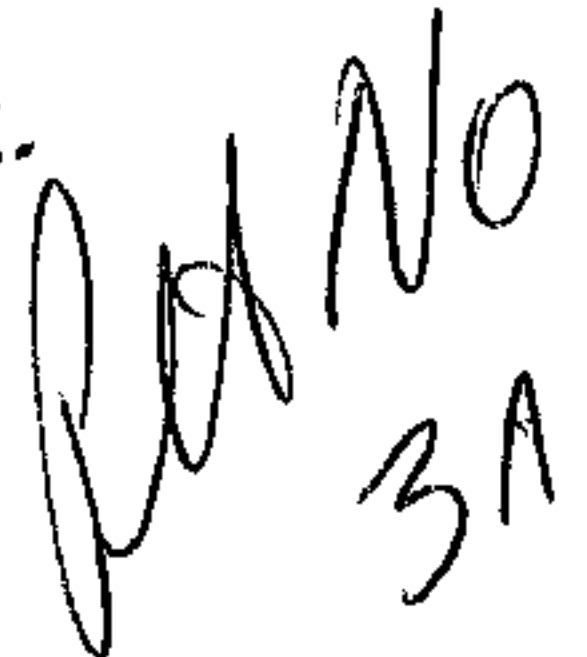
AT THIS TIME, NELSON SEILER ACQUIRED THE PROPERTY AS HIS RESIDENCE AND
RESIDES THERE TODAY.

THIS PROPERTY AND BUILDINGS/DWELLINGS HAVE BEEN IN OUR FAMILY FOR
SEVENTY (70) YEARS.

SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE FEEL FREE TO CONTACT
ME ANYTIME AT 410-255-1855.

SINCERELY,


THEODORE O. SEILER, JR.



August 13, 2003

Dear Sir or Madam:

I am writing this letter regarding Nelson & Vivian Seiler. I purchased my home located at 3114 Hammond's Ferry Road, in September 2002. Shortly after purchasing my property, I had the pleasure of meeting Mr. & Mrs. Seiler. Nelson came over to welcome me to the neighborhood and to let me know that if I needed anything, even help around the house, to please feel free to come see him. In a very short time, I found that I did in fact need his help.

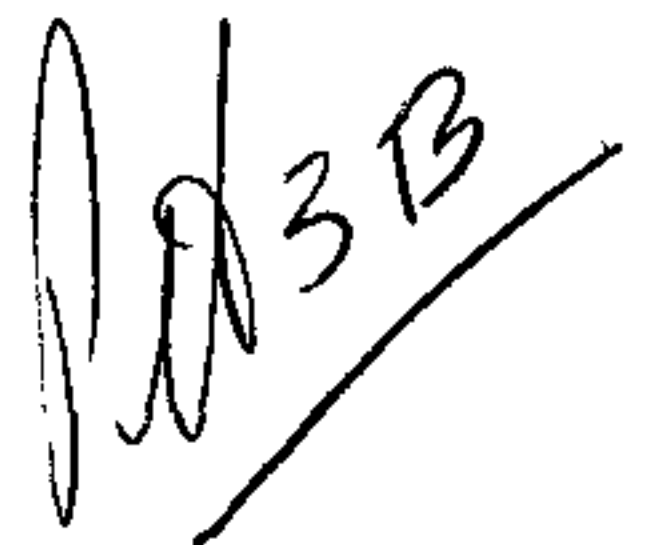
I was getting involved in a property dispute with the owner of the property located next to mine 3118 Hammond's Ferry Road. I wanted to ask some questions of Mr. & Mrs. Seiler regarding the location of a fence I believed to be the demarcation of the back and side of my property. Mr. Seiler at that time offered his assistance in any way possible. This help came in the form of Nelson and his daughter Lorraine appearing in court on my behalf, to testify that the fence in question had in fact been the boundary of my property for well over 30 years. Unfortunately, this case is still on-going despite the efforts of Mr. Seiler's repeated court appearances.

I count myself very lucky indeed to have such friendly and considerate neighbors as Nelson, Vivian and Lorraine have been in the short time I have occupied my house. I simply could not have asked nicer people to live around.

Sincerely,



Ms. Heather Hall
3114 Hammond's Ferry Road
Halethorpe, MD 21227
410-242-8386



Name **NELSON G SEILER**
Service address **1 W VIRGINIA AV**
Account number **42665-60010**

BALTIMORE MD

Next reading date

Aug 26 2003

Electric Details

Summer rates in effect

Residential - Schedule R

Billing period: Jun 25, 2003 - Jul 28, 2003 Days billed: 33

Meter read on Jul 28 Meter # D000067959

Current reading	Previous reading	kWh used
37760	- 35532	= 2228

BGE Elec Supply 2228 kWh x .05645000 125.77

BGE Electric Delivery Service

Customer charge 7.50

Distribution charge 2228 kWh x .02840000 63.28

State / Local Taxes & Surcharges

MD Universal Svc Prog .37

State surcharge 2228 kWh x .00015000 .34

Franchise tax 2228 kWh x .00062000 1.38

Total BGE Electric Amount \$198.64

Electric Usage Profile

Month/ year	Type of reading	Days	kWh	Avg daily use	Avg temp
Jul 03	Actual	33	2228	67.5	76
Jun 03	Actual	28	1014	36.2	67
Jul 02	Actual	31	2109	68.0	78

Summary

Date Billed: Jul 30 2003

Payments Received: Jul 09 2003 \$89.70

BGE Outstanding Balance .00

Credit for water heater control 5.00 cr

Charges this period:

BGE Electric 198.64

Total charges this period: 198.64

Total amount due by AUG 22 2003 \$193.64

Late charge after Aug 22 2003, add \$2.88 \$196.52

Messages

Your Price to Compare is 4.61 cents (\$.0461) per kWh - When shopping for electric suppliers, compare this price to those proposed by other companies. This price reflects the average annual amount a customer on this schedule pays per kilowatt-hour for BGE Electric Supply.

The CTC (competitive transition chg) is \$0.0047 per kWh and is included in the Distribution charge.

pet
4B

2522386 00 0 Adj Annual Usage Ele 13,783 kWh Gas 0 therms

Keep this portion for your records

Emergency Service/
Residential Customer Service

410-685-0123 or 1-800-685-0123



Name
Service address
Account number

NELSON G SEILER
2 W VIRGINIA AV
17955-48445

BALTIMORE MD 17

Next reading date

Aug 26 2003

Electric Details Summer rates in effect

Residential - Schedule R

Billing period: Jun 25, 2003 - Jul 28, 2003 Days billed: 33
Meter read on Jul 28 Meter # D000067958

Current reading	Previous reading	kWh used
90877	- 89018	= 1859

BGE Elec Supply 1859 kWh x .05645000 104.94

BGE Electric Delivery Service

Customer charge 7.50
Distribution charge 1859 kWh x .02840000 52.80

State / Local Taxes & Surcharges

MD Universal Svc Prog .37
State surcharge 1859 kWh x .00015000 .28
Franchise tax 1859 kWh x .00062000 1.15

Total BGE Electric Amount \$167.04

Electric Usage Profile

Month/ year	Type of reading	Days	kWh	Avg daily use	Avg temp
Jul 03	Actual	33	1859	56.3	76
Jun 03	Actual	28	1106	39.5	67
Jul 02	Actual	31	1596	51.5	78

Summary

Date Billed: Jul 30 2003

Payments Received: Jul 09 2003 \$97.57
BGE Outstanding Balance .00
Credit for water heater control 5.00 cr
Charges this period:
BGE Electric 167.04
Total charges this period: 167.04

Total amount due by AUG 22 2003 \$162.04

Late charge after Aug 22 2003, add \$2.41 \$164.45

Messages

Your Price to Compare is 4.61 cents (\$.0461) per kWh - When shopping for electric suppliers, compare this price to those proposed by other companies. This price reflects the average annual amount a customer on this schedule pays per kilowatt-hour for BGE Electric Supply.

The CTC (competitive transition chg) is \$0.0047 per kWh and is included in the Distribution charge.

Noted 4A

2522385 00 0 Adj Annual Usage Ele 13,442 kWh Gas 0 therms

Keep this portion for your records

Emergency Service/
Residential Customer Service
410-685-0123 or 1-800-685-0123

BGE