ORDER RECEIVED FOR FILLING

Date

By

IN RE: PETITION FOR SPECIAL HEARING

NE/S Taylor Avenue, 242' SE of the c/l

Harford Road

(3004 Taylor Avenue)

4th Election District 6th Council District

John H. Wagner Living Trust Petitioner * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-332-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 John H. Wagner, Trustee of the John H. Wagner Living Trust, property owner, through his attorney, C. William Clark, Esquire. The Petitioner requests a special hearing to approve the two-apartment dwelling on the subject property as a legal, nonconforming use. 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 John H. Wagner, property owner, his daughter, Marlene J. Wagner, Vincent J. Moskunas, a representative of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property, and C. William Clark, Esquire, attorney for the Petitioner. Ruth Baisden, a community activist, appeared late in the proceedings as an interested citizen and did not offer any testimony. There were no Protestants or other interested persons present; however, the Petition was filed in response to a complaint registered with the Department of Permits and Development Management (DPDM) as to the alleged conversion of the subject dwelling to three apartments.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northeast side of Taylor Avenue, just south of Harford Road in Parkville. The property is located in the subdivision known as Linwood, which was platted and recorded in the Land Records of Baltimore County many years ago. Most of the lots in the vicinity

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are 25 feet wide and approximately 150 feet deep and thus, do not meet current zoning area and width requirements. The subject property is comprised of all of Lots 32 and 33 and a portion of Lot 31, which contain a combined gross area of 7,921 sq.ft., zoned D.R.16. The property is improved with a 1½-story frame dwelling, which features an attached covered patio and deck. In addition to the dwelling, a detached 1-story frame garage is located to the rear of the site.

Testimony and evidence offered revealed that the subject property has been in the Petitioner's family for many years. In fact, Mr. Wagner's sister and her husband (Harry and Ruth Dumler) originally purchased the subject property in 1938 and built the house that exists thereon today. Mr. & Mrs. Dumler resided in the house from 1939 until 1971 at which time Mr. Wagner and his wife purchased the property along with several adjacent lots, which are used commercially. Mr. Wagner testified that as a young man he helped to build the subject house and that it was built as a two-apartment structure. The first floor and basement levels are used as one apartment, and the second apartment is located on the second floor. Each unit is served by a separate entrance and has separate utility meters. Testimony indicated that the building has been used continuously and without interruption as two apartments since 1938.

Relief is requested to approve the existing two-apartment dwelling as a legal, nonconforming use. Nonconforming uses are defined in Section 101 of the B.C.Z.R. and regulated by Section 104 thereof. Often the nonconforming use designation is utilized to grandfather an otherwise illegal use. If the Petitioner can establish that the use began prior to the effective date of the zoning regulation which prohibited such use, and the use has continued without interruption since that time, that use may continue as nonconforming.

I am easily persuaded to enter such a finding in this case. The personal knowledge and testimony offered by Mr. Wagner was undisputed and is sustained by the nature of the improvements on the site (i.e. separate entrances, separate utility meters, etc.), and the supporting documents submitted at the hearing. These included a schematic drawing marked as Petitioner's Exhibit 6, which shows the dimensions and layout of the two apartment units. Although the case file indicates that the complaint revealed an alleged conversion of the dwelling to create three

apartments, the Petitioner did not request approval of same nor was there any testimony or evidence to support such a finding. Therefore, the nonconforming use status granted herein shall be for two apartments, only, as shown on Petitioner's Exhibit 6.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______ day of April 2004 that the Petition for Special Hearing to approve the two-apartment dwelling on the subject property as a legal, nonconforming use be and is hereby GRANTED.

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

LAWRENCÉ E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

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

April 1, 2004

C. William Clark, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue, Suite 700 Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Taylor Avenue, 242' SE of the c/l Harford Road
(3004 Taylor Avenue)
4th Election District — 6th Council District
John H. Wagner, Owner/Trustee/Petitioner
Case No. 04-332-SPH

Dear Mr. Clark:

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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. John H. Wagner

3002 Lavender Avenue, Baltimore, Md. 21234

Mr. Vincent Moskunas, Site Rite Surveying, Inc.

200 E. Joppa Road, Towson, Md. 21286

Ms. Ruth Baisden, 7006 Oak Avenue, Baltimore, Md. 2123/4

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



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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	3004	Taylor	Avenue	
			D.R	16

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 a nonconforming use to allow a two apartment 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.

> IWe 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:		Legal Owner(s):	
		John Wagner Estat	e Trustee
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Address	Talephone Na.	Name - Type or Purt	**************************************
City	itate Zip Code	Signature	
Attorney For Petitioner:		3002 Lavender Ave. (4	10) 665-0732
C William Clark, Esq.	ı	Address Baltimore, Maryland	Telephone No. 21234
Name - 1/24 of Pres	City'i	State	Zip Code
	are.	Representative to be Con-	tacted:
Signature Nolan, Plumhoff & William	na. Chta		
Company		Bernadette Moskunas/ Si	Lte Rite Surveyors, In
502 Washington Ave., Suit	e 700 (410) 823-7800	200 E. Joppa Road	(410) 828-9060
Address	Telephone No	Address	Telechona No
Towson, Maryland	21204	Towson, Maryland	21286
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135 No. 04-332-A	- - -	UNAVAILABLE FOR HEARING	
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ZONING DESCRIPTION FOR #3004 TAYLOR AVENUE

BEGINNING at a point on the northeast side of Taylor Avenue which is 60 feet wide at the distance of 242 feet southeast of the centerline of Harford Road which is 60 feet wide. Being part of Lot #31 and all of Lots #32 and #33 and in the subdivision of "Linwood" as recorded in Baltimore County Plat Book No. 6, Folio No. 161, containing 7921 S.F. Also known as #3004 Taylor Avenue and located in the 4th Election District, 6th Councilmanic District.



Michael V. Moskunas

Site Rite Surveying, Inc. 200 East Joppa Road Suite 101 Towson MD 21286 (410) 828-9060

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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: #04-332-A
3004 Taylor Avenue
N/east side of Taylor Avenue, 242-feet s/e of centerline of Harford Road
14th Election District
Sth Councilmanic District
Legal Owner(s): John Wagner,
Estate Trustee
Special Hearing: to permit
a two-apartment dwelling.
Hearing: Wednesday,
March 17, 2004 at 2:00
p.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) 8873391.

3391. 3391. JT/3/607 Mar. 2 C652149

CERTIFICATE OF PUBLICATION

34,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 32,2004.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
Towson Times
🗀 Owings Mills Times
☐ NE Booster/Reporter
North County News
S. Wilking

LEGAL ADVERTISING

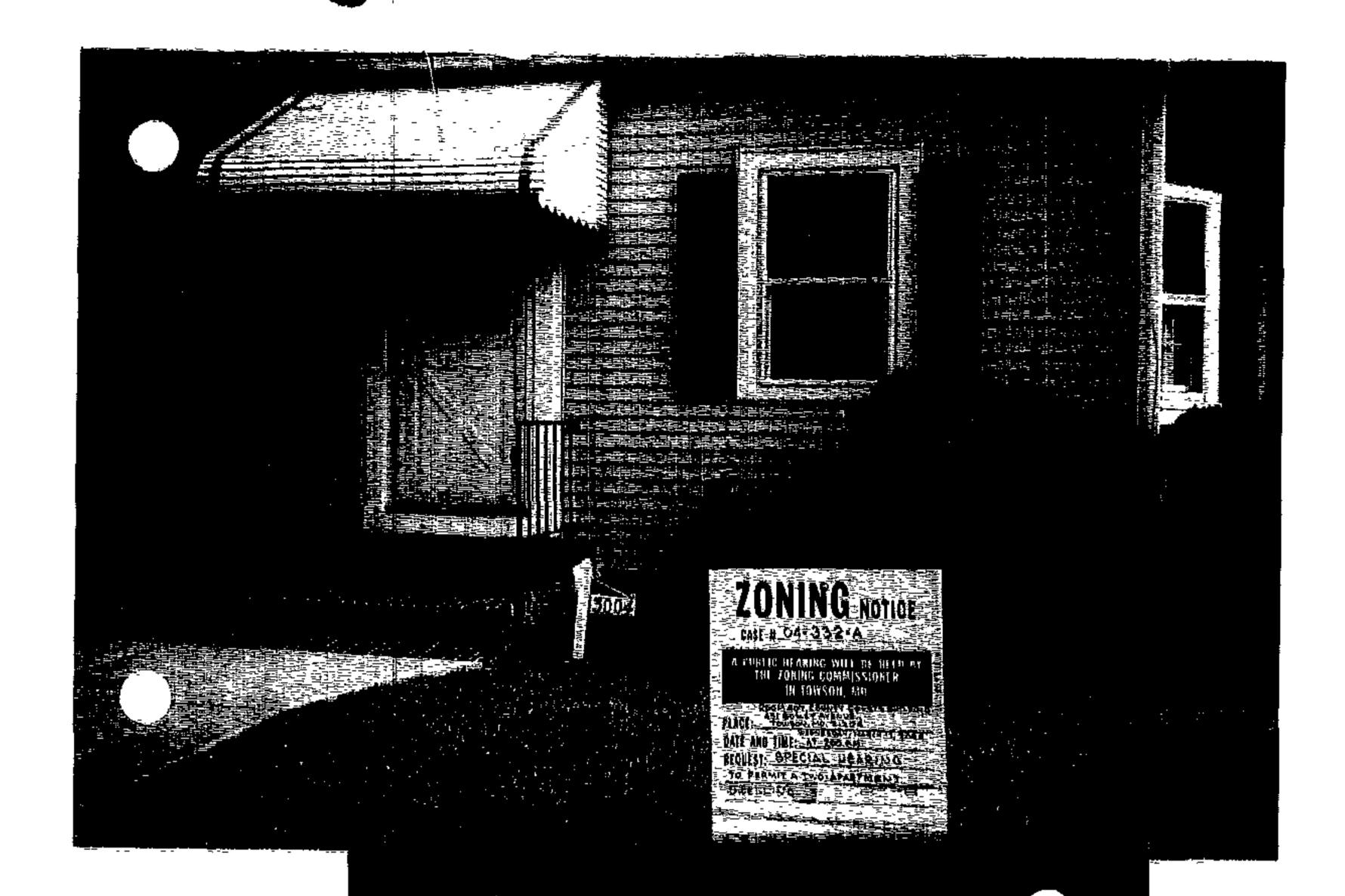
CERTIFICATE OF POSTING

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 3004 TAYLOR AVE
,
The sign(s) were posted on MAR 1, 2004
(Month, Day, Year)
Sincerely,
Signature of Sign Poster and Date)
GARLANDE, MOORE
(Printed Name)
3225 RYERSON CIRCLES (Address)
DAUTINIARE, MD. 21227 (City, State, Zip Code)
<u>(410) 242-4263</u>
(Telephone Number) RECEIVED MAR 3 2004 DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

RE: Case No.: 04-332-A

Petitioner/Developer: JOHN WAC, 15R

Date of Hearing/ Closing: MAR. 17, 2004



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REQUEST: SPECIAL LIEAS INC

TO PERMIT A TWO-APARTMENT

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RE: PETITION FOR SPECIAL HEARING

3004 Taylor Avenue; NE/side Taylor Avenue,

242' SE c/line Harford Rd

14th Election & 6th Councilmanic Districts

Legal Owner(s): John Wagner-Estate Trustee

Petitioner(s)

* BEFORE THE

ZONING COMMISSIONER

FOR

* BALTIMORE COUNTY

* 04-332-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 and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Cande S. Demillo

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 9th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Towson, MD 21286 & C. William Clark, Esquire, Nolan, Plumhoff & Williams Chtd., 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

FEB 0 9 2004

Peter Max Jimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 2, 2004 Issue - Jeffersonian

Please forward billing to:

John Wagner 3002 Taylor Avenue Baltimore, MD 21234

410-665-0732

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: 04-332-A

3004 Taylor Avenue

N/east side of Taylor Avenue, 242 feet s/e of centerline of Harford Road

14th Election District – 6th Councilmanic District

Legal Owner: John Wagner, Estate Trustee

Special Hearing to permit a two-apartment dwelling.

Hearing: Wednesday, March 17, 2004, at 2:00 p.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 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.

Department of Permits and Development Management

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



Baltimore County

James T Smith, Jr, County Executive Timothy M Kotroco, Director

February 4, 2004

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: 04-332-A

3004 Taylor Avenue N/east side of Taylor Avenue, 242 feet s/e of centerline of Harford Road 14th Election District – 6th Councilmanic District Legal Owner: John Wagner, Estate Trustee

Special Hearing to permit a two-apartment dwelling.

Hearing: Wednesday, March 17, 2004, at 2:00 p.m. in Room 407, County Courts Building 401 Bosley Avenue

Timothy Kotroco Director

TK:klm

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Ave., Ste. 700, Towson 21204 John Wagner, 3002 Lavender Avenue, Baltimore 21234 Bernadette Moskunas, 200 E. Joppa Rd., Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 2, 2004.

- (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 <u>Baltimore County Zoning Regulations</u> (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: 04-332-50H Petitioner: 0000 Wagner
Address or Location: 3004 Taylor Avenue
PLEASE FORWARD ADVERTISING BILL TO: Name: JOHN WAGNOW
Address: 3002 Taylor Avenue Baltimore MD. 21234
Baltimary MD. 21234
Telephone Number: 410 669-0732

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

March 15, 2004

C. William Clark Nolan, Plumhoff, & Williams 502 Washington Avenue, Ste. 700 Towson, Maryland 21204

Dear Mr. Clark:

RE: Case Number: 04-332-A, 3004 Taylor Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 2004.

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,

U. Call Rihal

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel John Wagner 3002 Lavender Avenue Baltimore 21234 Bernadette Moskunas Site Rite Surveying 200 E. Joppa Road Towson 21286



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

February 4, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 2, 2004

Item No.: 329-336, 338, 339

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 10, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 9, 2004

Item No. 332

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

The issue of on-site parking shall be addressed.

RWB:CEN:jrb

ce: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case 4-332

DATE: Major 15, 2004

MAR 1 5 2004
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.

AFK/LL



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2 · 3 · 0 4

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

Item No. 332

BPR

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

Very truly yours,

h

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

1. 1. Dred L

DEED - PEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

NO CONSIDERATION NO TITLE EXAMINATION

This Deed, MADE THIS

30 th day of August

in the year one thousand nine hundred and eighty-nine JOHN H. WAGNER and ALBERTA L. WAGNER, his wife

by and between

parties of the first part, and

JOHN H. WAGNER, party

of the second part.

WITNESSETH, That in consideration of xluxxxxxxxxxxx love and affection and other good and valuable consideration, the receip: and adequacy of which is hereby acknowledged,

the said parties of the first part

grant and convey to the said party of the second part, his

personal representatives/sourcessummand assigns forever

, in fee simple, all

those

do

lot S

of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

BEING known and designated as Lots Nos. 32 and 33 and the easternmost 5 feet of Lot No. 31 as shown on the Plat No. 2 of Linwood which Plat is recorded among the Land Records of Baltimore County in Liber W.P.C. No. 6, folio 161.

The Improvements thereon being known as No. 3004 Taylor Avenue. SAVE AND EXCEPT portion deeded for widening Taylor Avenue.

BEING the same lots of ground which by Deed dated July 27, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5204, folio 867 was granted and conveyed by Harry C. Dumler and Ruth A. Dumler to said parties of the first part.

SAVE AND EXCEPT that portion of the above described property which was acquired by Baltimore County pursuant to the highway widening of Taylor Avenue as depicted on that certain plat dated and approved by Baltimore County on September 23, 1970, B.C. Job Order No. 5-1-1634, RW #64-01303.

> RECEIVED FOR TRANSFER State Department of Assasaments & Taxation for Euleimore County

AGRICULTURAL TRANSFER TAX

BUT APPLICABLE

#39514 CM1

TRANSFER TAX NOT REQUIRED Cirector of Finance BALTIMORE COUNTY MARYLAND Per Joy Burgeon

Authorized Signification _8ec. 11-86 A

0015675 462

THIS DEED, Made this <u>also</u> day of <u>August</u>, in the year two thousand and one, by and between JOHN H. WAGNER, of Baltimore County, Maryland, party of the first part, and JOHN H. WAGNER and ALBERTA L. WAGNER, Trustees, or their successors in trust, under the JOHN H. WAGNER LIVING TRUST, dated <u>August 21</u>, 2001, and any amendments thereto, parties of the second part.

WITNESSETH, That in consideration of the sum of no actual monetary consideration but for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, in trust, and their successors, in fee simple, all those lots of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots Nos. 32 and 33 and the easternmost 5 feet of Lot No. 31 as shown on the Plat No. 2 of Linwood which plat is recorded among the Land Records of Baltimore County in Liber W.P.C. No. 6, folio 161. The improvements thereon being known as 3004 Taylor Avenue.

SAVE AND EXCEPT that portion deeded for widening Taylor Avenue.

BEING the same lots of ground which by Deed dated August 30, 1989, and recorded among the Land Records of Baltimore County in Liber S.M. No. 8300, page 558, was granted and conveyed by John H. Wagner and Alberta L. Wagner, unto the Grantor herein.

SAVE AND EXCEPT that portion of the above described property which was acquired by Baltimore County pursuant to the highway widening of Taylor Avenue as depicted on that certain Plat dated and approved by Baltimore County on September 23, 1970, B.C. Job Order No. 5-1-1634, RW #64-01303.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

LIBER5204 PAGEB67

THIS DEED, Made this 27 day of July, in the year one thousand nine hundred and Seventy-One, by and between Harry C. Dumler and Ruth A. Dumler, his wife of Baltimore County, State of Maryland, parties of the first part; and John H. Wagner and Alverta L. Wagner, his wife parties of the second part.

witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged; the said Harry C. Dumler and Ruth A. Dumler, his wife, do hereby grant and convey unto the said John H. Wagner and Alverta L. Wagner, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor in fee simple all those lots of ground and improvements situate lying and being in the 140 Election District of Baltimore County, State of Maryland and described as follows:

BEING known and designated as Lots Nos. 32 and 33 and the easternmost 5 feet of Lot No. 31 as shown on the Plat No. 2 of Linwood which
Plat is recorded among the Land Records of Baltimore County in Liber
W.P.C. No. 6, folio 161.

The Improvements thereon being known as No. 3004 Taylor Avenue.

SAVE AND EXCEPT portion deeded for widening Taylor Avenue.

BEING the same lots of ground which by Deed dated December 31, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., ir. No. 1048, folio 482 B was granted and conveyed by Mamie Burton et al to the said Herry C. Dumler and wife.

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

TO HAVE AND TO HOLD the said lots of ground and premises unto and to the use of the said parties of the second part, as tenants by the entireties; their assigns, the survivor of them and the survivor's heirs and assigns, in fee simple forever.

AND the parties of the first part horeby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted and conveyed, that they will execute such further assurances of said landas may be requisite.

MELVIN F. BLANCHARD ATTORNEY AT LAW TOWNON, MB. BISSS

[AIR8 4 86JL 28

348.75 HSC

First floor Entrance 12 116 11×12 L.R. pR. Steps. to Basement Kitchen, Entrance 11-13-6 9-6 X10

6 45

3004 Taylor and Second Floor 8x16 11×13-6 BR. B.R. Entrance 3004 Taylor are

Basement Steps 15 x 27 Entraver

October 30, 2003

Ruth A. Dumler .
825 Potomac Drive
West Melbourne, FL 32904

Re: Residence at 3004 Taylor Avenue, Baltimore, Maryland

Dear Sir/Madam:

This is to certify that the above residence was built as a two-apartment dwelling, each with an independent: entrance, bathroom, and kitchen outfitted with sink, stove, and refrigerator.

My late husband and I built the house in 1939; took up residence, and rented the other apartment continuously until 1971 when we sold the property.

If you need additional information, please contact me.

Sincerely, Ruth Durnley

Alla L'hocke

Helen L Locke
My Commission

My Commission DD139308 Expires August 29, 2006

Brenard Co

Hareda

DATE:

February 3, 2004

TO:

W. Carl Richards, Jr.

Zoning Review Supervisor

FROM:

Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 04-332-A

Legal Owner/Petitioner: John Wagner, Estate Trustee

Property Address: 3004 Taylor Avenue

Location Description: E/corner Howard Ave. & Fort Ave, W/North Point Rd

VIOLATION INFORMATION:

Case No.: 03-8007

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:

Laura Fisher 2500 Hillcrest Avenue Baltimore MD 21234

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
Baltimore County Correction Notice
Baltimore County Citaton

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.

JHT/lrs

c: Christina Frink, Code Enforcement

	DE E	NFORCEM	IENT REPO	NCX		
DATE: 9/25/03	INTAKE BY:) JT	CASE #: <u>03</u>	-800 Z INSP	EC:	;
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			ZII	CODE: 2123	✓ DIST:	
COMPLAINANT NAME: LAUR	A FISHER	2PH		ELC 410-6-663-1601 (V	V) 410-342-	
ADDRESS:	·			ZIP C	<i>X39</i> ODE:	7 :
PROBLEM: SEWK	GE BACK	c-vp	RESHLTIN	GIN MO	UD	ī
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Balti County
Department of Permits and
Development Management

Code Inspections 2 Enforcement
County Office Bui. .g
111 West Chesapeake Avenue
Towson, MD 21204

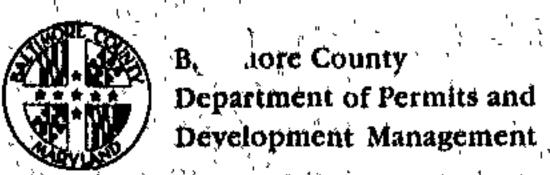
Code Enforcement: Building Inspection: 410-887-3351 410-887-3953

Plumbing Inspection: Electrical Inspection:

410-887-3620 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case	No. Property No. 1404075375 Zoning:
Name(s):	John Wagner
	Alberta Wagner, Trustees
Address:	3002 Laverder Ave Baltmore modus 34
Violation	3-711 To 1-10 D 1175
Location:	JOOY Taylor We Beltimore COUNTY LAWS:
Bec	18-78 18-78(C) 18-80 18-80(C)
80-	22 101 (D2) 130114 MD2
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YOU ARE HE	REBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:
On or Before:	10-30-03 Date Issued:
FAILURE TO	COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FO
	ATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PE
	DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.
Print Name	Christma Fronk
INSPECTOR:	chish but
***************************************	STOP WORK NOTICE
PURSUANT	TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WO
	VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CA
	TH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMEN
	DITIONS MUST BE CORRECTED NOT LATER THAN:
Not Later Than	Date Issued:
INSPECTOR	
THUI DO LONG	AGENCY



Code Inspe as and Enforcement County Offic duilding 111 West Chesapeake Avenue Towson, MD 21204

Code Enforcement:
Building Inspection:

410-887-3351

Plumbing Inspection: Electrical Inspections

410-887-3620

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

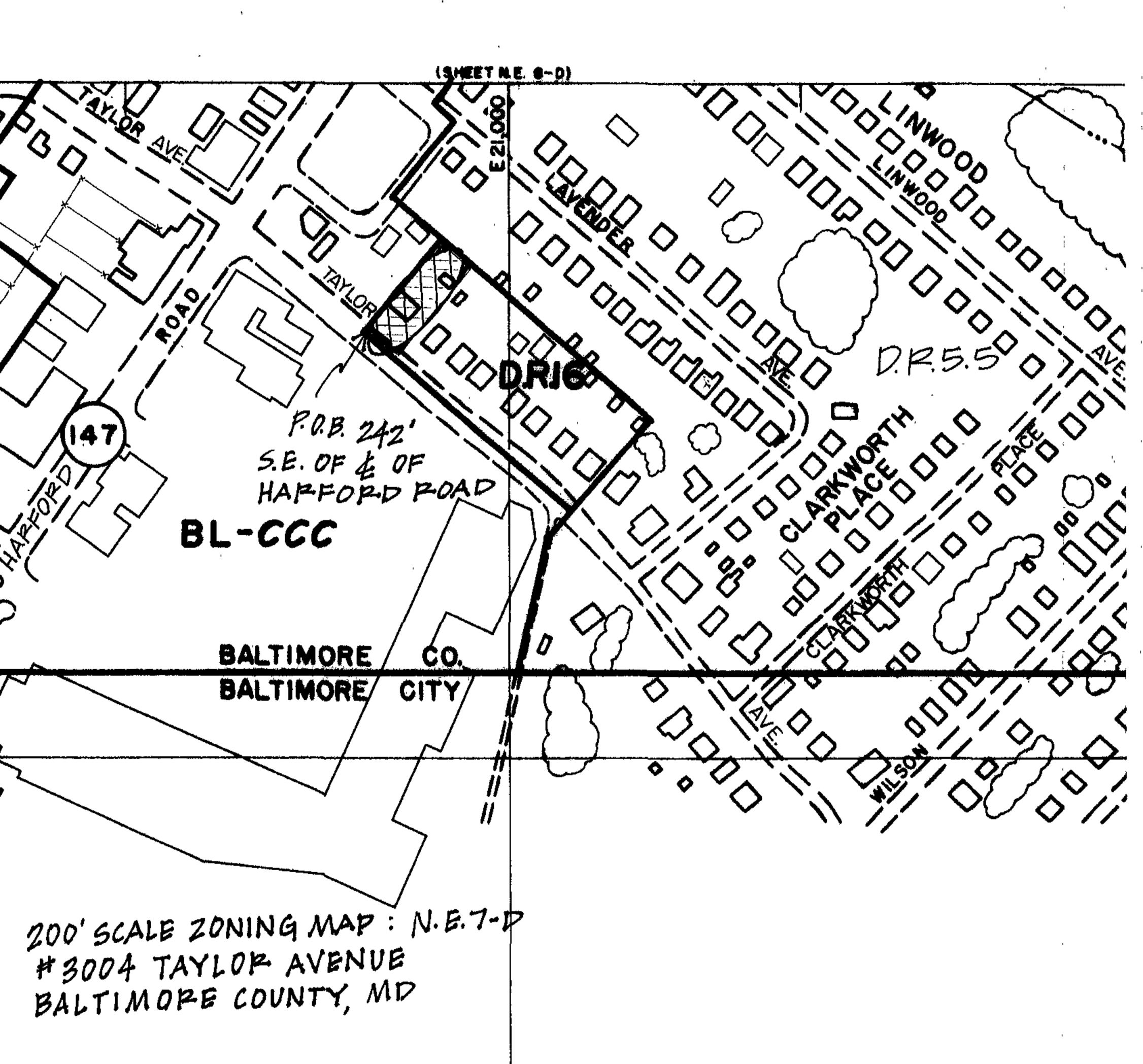
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he amount indicated: A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for: Time: Q.00 m. Citation must be served by: Date: 1-29-044 Ido solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief. Print Name: SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION NOTICE OF INTENTION TO DEFEND Citation/Case No.: O 3-8007 Address:	Pursuant to Section 1-8, Ba	ltimore County Code, a civil penalt	y [] [] [] [] [] [] [] [] [] [
Date: Q.00 A. Citation must be served by: Date: Q.00 A. Citation must be served by: Date: Q.00 A. Citation must be served by: Date: Q.00 A. Date: Q.0	has been assessed, as a resu he amount indicated:	lt of the violation cited herein, in	15, 400.00
Citation must be served by: Date: 1-29-54 (do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true und correct to the best of my knowledge, information, and belief. Print Name: SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION NOTICE OF INTENTION TO DEFEND Print Name: Citation/Case No.: C 3 8007 Address:	• ^ · · · · · · · · · · ·	- .	Date: 2-26-04
do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief. Print Name: Inspector's Signature SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION NOTICE OF INTENTION TO DEFEND Print Name: Citation/Case No.: 3 8007			Time: 9:00 A
and correct to the best of my knowledge, information, and belief. Print Name: Characteristic Control	Citation must be served by		Date: 1-29-54
Print Names Cuclum Inspector's Signature SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION NOTICE OF INTENTION TO DEFEND Print Name: Citation/Case No.: C 2 8007 Address:	▼ . <i>U.</i>		
Inspector's Signature SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION NOTICE OF INTENTION TO DEFEND Print Name: Citation/Case No.: 3-8007	Print Name:	ty knowledge, information, and ben	
Inspector's Signature SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION NOTICE OF INTENTION TO DEFEND Print Name: Citation/Case No.: 3-8007		Live prim	
SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION NOTICE OF INTENTION TO DEFEND Citation/Case No.: 3-8007 Address:	1-12-64 Date		
Print Name: Citation/Case No.: 3-8007 Address:	<u> </u>		<u> Principal de la principal de la companya del companya del companya de la compan</u>
Address:		OTICE OF INTENTION T	
Address:	Print Name:		Citation/Case No.:
	Address:		
	Date I	Defendant's Signature	

PLEASE PRINT CLEARLY

CASE NAME NASASER O4-332
DATE 3/7/04

PETITIONER'S SIGN-IN SHEET

E- MAIL									
CITY, STATE, ZIP	1320th MD 21234 1320th MD 21234	Towson Mo. 21286							
ADDRESS	3002 LAVENDER HVE 3002 Devende Oute 502 WASHINGTON ANTE	200 E. Faple R.							
NAME	Charles Manner	SITE RITE SURVEYING INC							





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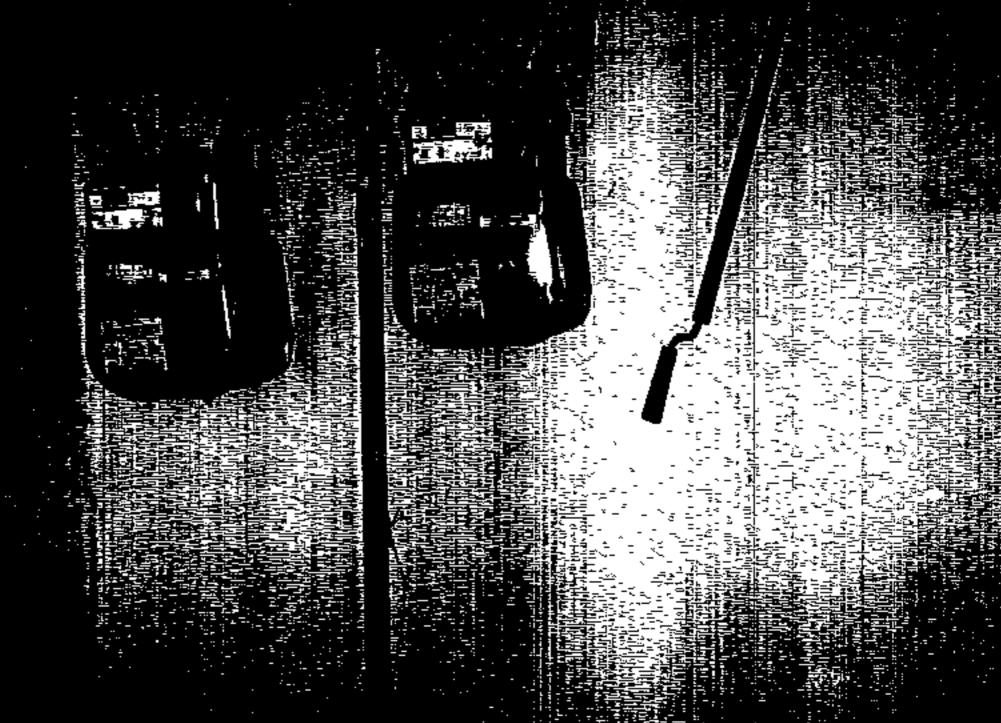


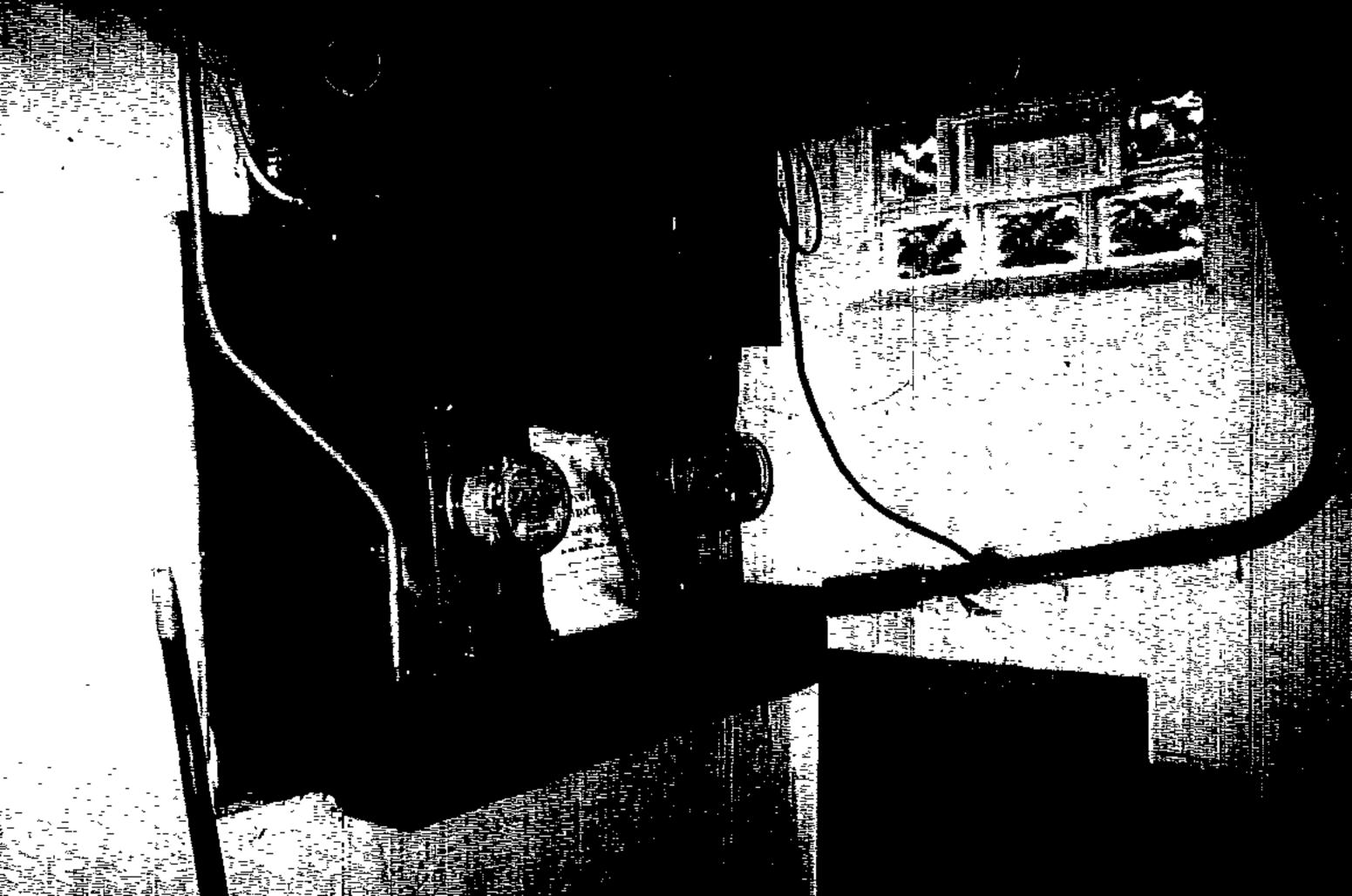
























CONVERSION OF ONE-FAMILY DWELLINGS MINIMUM DIMENSIONS

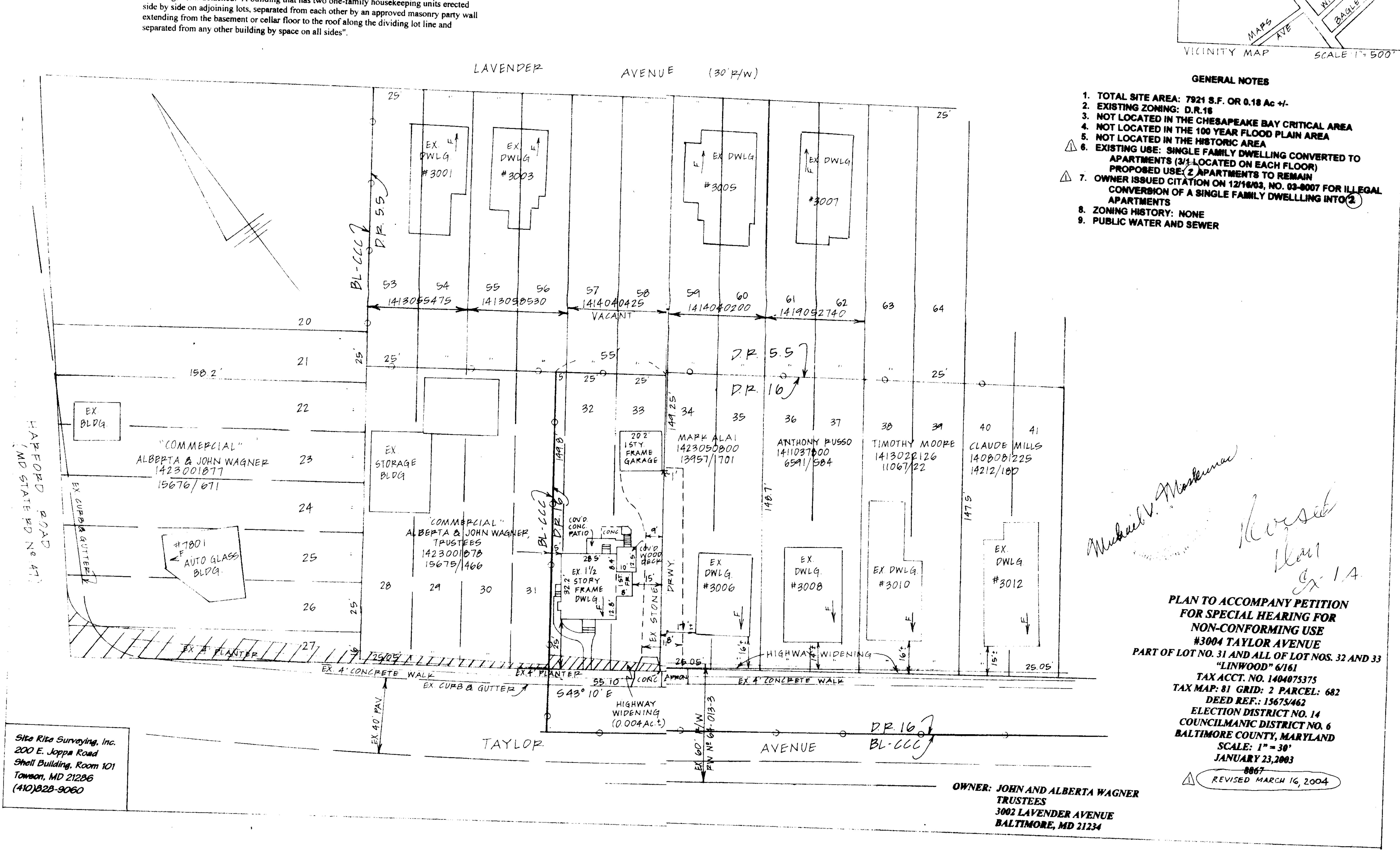
Zone	Width	of Lot in Fee Building Lir	_	Lot Area in Square Feet		Side Yards (feet)	
	Duplex ¹	Semi- Detached ¹	Each Add. Family	Two	Each Add. Family	Min. for	Sum of
D.R.16	70	80	10	Interior 8,050 corner 9,200	2,500	One Int. 15 Cor. 25	Int. 30 Cor. 40

NOTES:

The original VBCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted FROM Section 101 by Bill No. 100-1970. The entries previously read as follows:

"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

"Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line and separated from any other building by space on all sides."



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