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IN RE: PETITION FOR SPECIAL HEARING

N/Side of Eastern Avenue, Service Drive,

Parallel to the n/side of Eastern Blvd., n/e

of Adams Place

12th Election District

7th Councilmanic District

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

(7012, 7010, 7004 & 7006 Eastern Avenue)

Gilbert T. Barker, Sr., Geraldine I. Schmidt,

William S. Streeter, & Maria Apostolou

Petitioners

CASE NOS. 06-114-SPH,

06-134-SPH, 06-135-SPH & 06-139-SPH

\* \* \* \* \* \* \* \*

\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the properties located in the eastern area of Baltimore county, at 7012 Eastern Avenue (the Petition was filed by Gilbert T. Barker, Sr.), at 7010 Eastern Avenue (Petition filed by Geraldine I. Schmidt), at 7004 Eastern Avenue (Petition filed by William S. Streeter), and 7006 Eastern Avenue (the Petition was filed by Maria Apostolou).

Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-conforming use for a two-family dwelling within a group house.

The properties were posted with Notice of Hearing on October 21, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 20, 2005, to notify any interested persons of the scheduled hearing date.

#### Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all

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zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

#### Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: None.

#### **Interested Persons**

Appearing at the hearing on behalf of the requested special hearing relief were Gilbert T. Barker, Sr., Geraldine I. Schmidt, William S. Streeter, Maria Apostolou, Jim Apostolou, Peter Vailas, and Jim Sprole. John B. Gontrum, Esquire represented the Petitioners. Appearing at the hearing in opposition to the Petitioners request were Bradley Vance, Jerry Makowiecki and Linda Dapp, the latter representing the Eastwood Community Association. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Comments Code Enforcement

These matters are currently the subject of active violation cases (Case Nos. 05-5997, 5996, 5993 and 5995) in the Division of Code Inspections and Enforcement. Citations for code violations have been issued in these matters due to the allegation that the Petitioners converted these houses into two (2) apartments.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that a structure has been built to set a precedent in order to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or

practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

#### **Testimony and Evidence**

At the outset, the parties agreed to hear these four (4) cases together as the evidence for any case would be the identical evidence for all. Consequently, the cases were consolidated.

Mr. Gontrum proffered that these four (4) properties are each town house construction zoned DR 10.5. They are adjacent properties on a service road off Eastern Avenue. The Petitioners are the owners of 7004, 7006 (but not 7008) 7010 and 7012 Eastern Avenue. Mr. Vance who brought the complaint that triggered these hearings lives in 7008 Eastern Avenue. See Petitioner's Exhibit 1.

Mr. Gontrum proffered that these buildings were constructed by the Meyerhoff Corporation in 1954 with two (2) apartments in each building. He indicated that all four (4) were identical construction with one (1) entrance door leading to a landing from which two (2) doors lead to a downstairs apartment and upstairs apartment. Both apartments have kitchens and baths in identical locations. He presented deeds indicating the initial date of purchase in 1954. He noted that prior to 1955 the County zoning regulations allowed single and two family group (row) homes. In 1955, the County changed the regulations to allow only single family in row homes. Consequently, the question in this case was whether or not the buildings were used as two (2) apartments continuously and without interruption for more than one (1) year since the law was changed in 1955?

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Mr. Richardson, the civil engineer who drafted the Plat to Accompany, testified that he personally examined each apartment and found identical layout and location of rooms. Each had original plaster walls with identical doors and molding. In addition, he noted that while some kitchens were redone, kitchen plumbing was old galvanized pipe where the appliances entered the wall, which was used many years ago rather than more modern PVC plumbing. See photographs, Petitioner's Exhibit 4. He concluded that these four (4) buildings were designed as two (2) family apartments.

Mr. Gontrum proffered that Ms. Apostolou and Mr. Vailas who were present at the hearing would testify to their personal knowledge that these buildings were used continuously and without interruption as two (2) apartments since 1954. He further proffered that Mr. Barker would testify of similar use from his personal knowledge and that of his in-laws relayed to him. Finally, he presented a letter from James Sprole, who was present at the hearing, that he had the assignment in the military to find housing for military personnel in the 1960's and became aware of the apartments, which are the subject of this hearing.

Mr. Gontrum also presented records from the State Department of Assessments and Taxation (S.D.A.T.) that Mr. Vance's property at 7008 Eastern Avenue is also approved for two (2) apartments.

Mr. Vance, Mr. Makowiecki, and Ms. Dapp related the many problems the tenants in these apartment buildings presented. Mr. Vance lived at 7008 Eastern for the past four (4) years and related how these apartments have spiraled down since he first moved in. Some of the problems are that the yards are not kept up, police knocking on doors early in the morning, car parts on the properties, illegal parking along the service road, trees overgrown and dropping fruit, and tenants drying wash on the porch roofs. They were concerned these problems would

cause rodent infestations. None of the protestants complained about two (2) apartments in each building or denied that the use of each was for two (2) apartments since 1954. They were concerned about how the buildings were maintained and tenant use.

#### Findings of Fact and Conclusions of Law

While I acknowledge the complaints that the protestant's brought to the hearing, they did not contest the narrow issue of the special hearing and non-conforming use. Mr. Gontrum indicated that he encouraged his clients to engage in a dialogue with the protestants regarding their complaints which began as the hearing was ending. Hopefully, these complaints will be addressed.

However, as far as the issue of non-conforming use is concerned, I find that the four (4) buildings were legally used as two (2) apartments prior to the law changing in 1955 and that non-conforming use has continued uninterruptedly since that time. Consequently, I will grant the special hearing relief.

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 Petitioners, I find that the Petitioners' request for special hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18 day of November, 2005, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for properly located at 7004, 7006, 7010 and 7012 Eastern Avenue, to approve a non-conforming use for a two-family dwelling within a group house, be and it is hereby GRANTED.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw

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# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 70/2 Eastern awd. which is presently zoned DR 10.5

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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 non-conforming use for a two dwelling within a group house.

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.

is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): barter, sc. Name - Type or Print Name - Type or rint Signature Address Telephone No. Name - Type or Print City State Zip Code Signature Terrace 4105296011 Attorney For Petitioner: Address Telephone No. Gontrum. Hall 21128 Name - Type or Print Zip Code City State Representative to be Contacted: Signature Gontrum, Company Name vanua Address Telephone No. Address Telephone No. Touson <u>m0</u> 21204 State Zip Code City State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. \_06-114-5PH UNAVAILABLE FOR HEARING XREV 9/15/98

## Zoning Commissioner

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





James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

November 18, 2005

John B. Gontrum, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

Re: Petition for Special Hearing
Case Nos. 06-114-SPH, 06-134-SPH, 06-135-SPH & 06-139-SPH
Property: 7012, 7010, 7004 & 7006 Eastern Avenue

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned cases.

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:dlw Enclosure

Gilbert T. Barker, Sr., 9511-P Kingscroft Terrace, Perry Hall, MD 21128
Geraldine I. Schmidt, 6602 River Drive Road, Baltimore, MD 21219
William S. Streeter, 2 Right Elevator Drive, Baltimore, MD 21220
Maria Apostolou, 730 S. Ponca St., Baltimore, MD 21224
Jim Apostolou, 26 Manor Springs Court, Glen Arm, MD 21057
Peter Vailas, 14615 Manor Road, Phoenix, MD 21131
Jim Sprole, 6602 River Drive Road, Baltimore, MD 21219
Bradley Vance, 7008 Eastern Avenue, Baltimore, MD 21224
Linda Dapp, 6808 Eastbrook Avenue, Baltimore, MD 21224
Jerry Makowiecki, 6903 Eastbrook Avenue, Baltimore, MD 21224
People's Counsel; Code Enforcement; Case File

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



110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

#### ZONING DESCRIPTION FOR 7012 EASTERN AVENUE 12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the north side of Service Drive, a right- of-way 73.70 feet wide at the distance of 120.91 feet north east of the centerline of the nearest improved intersecting street Adams Place, a right- of- way 60.00 feet wide. Being lot #7R, section #2B in the subdivision of EASTWOOD as recorded in Baltimore County Plat Book #18, Folio #95, containing 4,762 Sq.Ft. or 0.109 Ac.+/-. Also known as 7012 Eastern Avenue and located in the 12<sup>th</sup>. Election District, 7<sup>th</sup> Councilmanic District.

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: #06-114-SPH

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Case: #06-114-SPH
7012 Eastern Avenue
N/side of Eastern Ave., Service Drive (parallel to the N/side of Eastern Ave., Service Drive (parallel to the n/side of Eastern Blvd.), 120-91 ft. n/east of Adams Place
12th Election District-7th Councilmanic District
Legal Owner(s): Gitbert T. Barker, Sr
Legal Owner(s): Gitbert T. Barker, Sr
Special Hearing: to allow a non-conforming use for a two-family dwelling within a group house.

Hearing: Monday, Movember 7, 2085 at 9:00 a.m. in Hearing: Monday, November 7, 2085 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley
Avenue Towson 21204 Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baitimore 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.

71573

# CERTIFICATE OF PUBLICATION

| 1020,2005   |
|---|
| 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 1020 ,2005.  |
| The Jeffersonian  |
| ☐ Arbutus Times   |
| ☐ Catonsville Times   |
| ☐ Towson Times  |
| Owings Mills Times  |
| □ NE Booster/Reporter   |
| ☐ North County News   |
|   |

LEGAL ADVERTISING

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# CERTIFICATE OF POSTING

| -  | RE: Case No.: 29-114-SPH.                                 |
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|  | Petitioner/Developer: 3/LBERT                             |
|  | T. BAKER SR.  |
|  | Date of Hearing/Closing: 10 7 200-                        |
| Baltimore County Department of<br>Permits and Development Management<br>County Office Building, Room 111<br>111 West Chesapeake Avenue<br>Towson, Maryland 21204 |   |
| ATTN: Kristen Matthews {(410) 887-3394}  |   |
| Ladies and Gentlemen:  | •   |
| posted conspicuously on the property located   | ter ,   |
| 70/2 EASTERY   | J. KVE  |
| ······································   | 10-21-05 :  |
| The sign(s) were posted on   | (Month, Day, Year)  |
|  | Sincerely,  |
|  | Robert Blad 10-23-05<br>(Signature of Sign Poster) (Date) |
|  | SSG Robert Black  |
|  | (Print Name)  |
|  | 1508 Leskie Road  |
|  | (Address)   |
|  | Dundalk, Maryland 21222                                   |
|  | (City, State, Zip Code)                                   |
|  | (410) 282-7940  |
|  | (Telephone Number)  |
|  |   |

7012 EASTEW ME

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

| REC | E |   | ٧ | ED  |  |
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Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

# 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 ubject 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: 06-114-5PH  Petitioner: 61LBERT T. BARKER, SR. |
| Address or Location: 7012 EASTERN AUENUE                                   |
| PLEASE FORWARD ADVERTISING BILL TO:  Name:                                 |
| Address: Whithord Taylor & Proston UP                                      |
| 210 W. Pennsylvania Ave.   |
| Towson, MD 21204   |
| Telephone Number: 410 832 2000   |

# 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

September 16, 2005

#### **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: 06-114-SPH

7012 Eastern Avenue

N/side of Eastern Ave., Service Drive (parallel to the n/side of Eastern Blvd.), 120.91 ft. n/east of Adams Place

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Gilbert T. Barker, Sr.

Special Hearing to allow a non-conforming use for a two-family dwelling within a group house.

Hearing: Tuesday, October 25, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: John Gontrum, 210 W. Pennsylvania Avenue, Towson 21204
Gilbert T. Barker, Sr., 9511-P Kingscroft Terrace, Perry Hall 21128

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 10, 2005.

- (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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 11, 2005 Issue - Jeffersonian

Please forward billing to:

John Gontrum Whiteford, Taylor & Preston 210 W. Pennsylvania Ave Towson, MD 21204 410-832-2000

#### **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: 06-114-SPH

7012 Eastern Avenue

N/side of Eastern Ave., Service Drive (parallel to the n/side of Eastern Blvd.), 120.91 ft. n/east of Adams Place

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Gilbert T. Barker, Sr.

Special Hearing to allow a non-conforming use for a two-family dwelling within a group house.

Hearing: Typesday, October 25, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Wenue, Towson 21204

WILLIAM J WISEMAN III
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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 20, 2005 Issue - Jeffersonian

Please forward billing to:

John Gontrum Whiteford, Taylor & Preston 210 W. Pennsylvania Ave Towson, MD 21204

410-832-2000

#### **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: 06-114-SPH

7012 Eastern Avenue

N/side of Eastern Ave., Service Drive (parallel to the n/side of Eastern Blvd.), 120.91 ft. n/east of Adams Place

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Gilbert T. Barker, Sr.

Special Hearing to allow a non-conforming use for a two-family dwelling within a group house.

Hearing: Monday, November 7, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III

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

October 5, 2005

#### **NEW 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: 06-114-SPH

7012 Eastern Avenue

N/side of Eastern Ave., Service Drive (parallel to the n/side of Eastern Blvd.), 120.91 ft. n/east of Adams Place

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Gilbert T. Barker, Sr.

Special Hearing to allow a non-conforming use for a two-family dwelling within a group house.

Hearing: Monday, November 7, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: John Gontrum, 210 W. Pennsylvania Avenue, Towson 21204 Gilbert T. Barker, Sr., 9511-P Kingscroft Terrace, Perry Hall 21128

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 22, 2005.

- (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.



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

# 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

November 7, 2005

John B. Gontrum, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

Dear Mr. Gontrum:

RE: Case Number: 06-114-SPH, 7012 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 24, 2005.

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.

W. Call Richall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Gilbert T. Barker, Sr. 9511 P Kingscroft Terrace Perry Hall 21128



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

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 6, 2005

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 6-114- pecial Hearing

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 Amy Mantay in the Office of Planning at 410-887-3480.

**Division Chief:** 

CM/LL

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



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

Maryland Department of Transportation

Date: 8.30.05

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

RE:

Baltimo e County
Item No. 114

ノイア

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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,

Steven D. Foster, Chief

1. 1. Dell

Engineering Access Permits Division

## BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 6, 2005

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 12, 2005 Item Nos. 106, 108, 110, 112, 114 and 115

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-09062005 doc

## Fire Department

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



# Baltimore County

James T. Smith, Jr., County Executive John J Hohman, Chief

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

September 1, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: September 12, 2005

Item# 6-105-a,6-108-A,6-109-SPH,6-111-A,6-112-A,6-113-A,6-114-SHH,6-115-A

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant J.D.Mezick Fire Marshal's Office (0)410-887-4881 (C) 443-829-2946MS-1102F

cc: File



DATE:

TO:

W. Carl Richards, Jr.

Zoning Review Supervisor

FROM:

Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 114

Legal Owner/Petitioner: Gilbert T. Baker, Sr.

Contract Purchaser:

Property Address: 7012 Eastern Avenue

Location Description: North side of Eastern Avenue Service Drive (Parallel to the North

side of Eastern Blvd.) 120.91 feet northeast of Adams Place

**VIOLATION INFORMATION:** 

Case No.: 05-5997

Defendants: Angela B. Bocianowski

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

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Other: data entry print-out

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/

c: Dennis Rioux

PDLV0102F

### Permits & Development - Livability System View Cases

Case No: <u>05-5997</u>

| Address: 07012 EASTER                   |                        |                      |                       |
|---|------------------------|----------------------|-----------------------|
| Insp Area: <u>003</u> Dist: <u>000</u>  | Date Rcv: <u>6/29/</u> | 2005 Grp: ENF Intk:  | CG                    |
| Inspec: RIOUX                           | Inspec2:               | Date Inspec:         | 11/18/2005            |
| Close: <u>0/00/0000</u> Acti            | vity:                  | Delete: _            |                       |
|   |                        |                      |                       |
| Problem: HOUSE CONVERTED                | TNTO 2 APTS            |                      |                       |
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| CI Nome WIDNED                          | TTCA                   |                      |                       |
|   | LISA                   |                      |                       |
| CL Address: <u>00000</u>                | <u></u>                |                      |                       |
|   | <del></del>            |                      |                       |
| CL Home Phone:                          | CL Work Phone:         | 410-554-2940 Tax Acc | ct. <u>1202057985</u> |
|   |                        |                      |                       |
| Owner: ANGELA B BOCIANOWSE              | <u> </u>               |                      |                       |

Enter=Continue F12=Cancel

PDLV0103F

Permits & Development - Livability System

View Cases

Case No: <u>05-5997</u>

Enter=Continue F12=Cancel

| Notes:      | 7/13/                                 | 05 ONI                                | Y OBSI                                | ERVED       | 1 MEI       | TER ON                                 | I REAF      | . 1 M        | MAIL E | OX II    | FRONT.  | . CALLE          | D & SP                                |
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PDLV0102F Permits & Development - Livability System View Cases

Case No: 05-5997

| Address: | <u>07012</u> | <br><u>EASTERN</u> | AVE | • | <br> | <u>21</u> 224 |
|----------|--------------|--------------------|-----|---|------|---------------|
|          |              |                    |     |   |      |               |

Insp Area: 003 Dist: 000 Date Rcv: 6/29/2005 Grp: ENF Intk: CG \_\_\_\_\_

Inspec: <u>RIOUX</u> \_\_\_\_ Inspec2: \_\_\_\_ Date Inspec: 8/25/2005

Close: 0/<u>00</u>/0<u>000</u> Activity: \_\_ \_\_\_ Delete:

Problem: <u>HOUSE CONVERTED INTO 2 APTS</u>

CL Name: TURNER \_\_\_\_ LISA \_\_\_\_

CL Home Phone: \_\_\_\_ CL Work Phone: 410-554-2940 Tax Acct. 1202057985

ANGELA B BOCIANOWSKI

Enter=Continue F12=Cancel





JU/25

Item Number: 114

Case Number: 6-114-SPH

Primary Use: Residential

Reviewer: JNP

Type: Special Hearing

Legal Owner: Gilbert T. Baker, Sr.

**Contract Purchaser:** 

Critical Area: No

Flood Plain: No

Historic: No

Election Dist: 12th

Councilmanic Dist: 7th

Property Address: 7012 Eastern Avenue

Location: North side of Eastern Avenue Service Drive (Parallel to the North side of Eastern Blvd.) 120.91 feet northeast of

Adams Place.

Existing Zoning: DR 10.5

Area: 4,762 square feet

Proposed Zoning: SPECIAL HEARING to allow a non-conforming use for a two family dwelling within a group house.

Attorney: John B. Gontrum, Esquire

Miscellaneous: Violation Case 05-5997

TO BE HEARD CONCURRENTLY WITH OTHER ADJACENT VIOLATIONS (PETITIONS TO BE FILED)



Towson Office 409 Washington Avenue Legal Advertising

Ph: 410-337-2425 FAX: 410-825-4278

Susan Wilkinson Ext. 3425
Ellen Harris Ext. 3418
Leah Dean Ext. 3432
Joanne Wernick Ext. 3512
Kathy Conahan Ext. 3417
Sue Thomas Ext. 3513

410 887 508

# VERIFICATION OF CANCELLATION

| TO: K15h)             | 120nin6   |
|-----------------------|---|
| RE: Ad No.            | JT 10/650   |
| Invoice No.           | Run Dates:  |
| Property No.          | 06-114-SPH 7012 EASTERN AVE   |
| Amount Owed:          |   |
| The above ad was te   | ntatively canceled on $10-4-05$ . ation by signing below and faxing this form back to us. |
| Your written verifica | tion is necessary in order to stop charges on this ac                                     |
|                       | Signature Thoton Marthus  |
|                       | Company PDM - Zoning Review Office  |
|                       | 409 WASHINGTON AVENUE II TOWSON II MD II 21204 III 410-337-2455                           |

## Department of Permits aller 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

October 5, 2005

Mr. John B. Gontrum Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Mr. Gontrum:

RE: Case Number: 06-114-SPH, 7012 Eastern Avenue

The above matter, previously scheduled for October 25, 2005, has been postponed at your request. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Timothy Kotroco

Very truly yours, Lot-oco

Director

TK:klm

C: Gilbert Barker, 9511-P Kingscroft Terrace, Perry Hall 21128



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

#### WHITEFORD, TAYLOR & PRESTON L.L.P.

SEVEN SAINT PAUL STREET BALTIMORE, MARYLAND 21202-1626 TELEPHONE 410 347-8700 FAX 410 752-7092

20 COLUMBIA CORPORATE CENTER 10420 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044-3528 TELEPHONE 410 884-0700

FAX 410 884-0719

AUDRA TROULAND CATHELL DIRECT NUMBER 410 832-2025 acathell@wtplaw com

210 WEST PENNSYLVANIA AVENUE Towson, Maryland 21204-4515 410 832-2000 FAX 410-832-2015 www.wtplaw.com

1025 CONNECTICUT AVENUE, NW WASHINGTON, D.C. 20036-5405 TELEPHONE 202 659-6800 FAX 202 331-0573

1317 KING STREET ALEXANDRIA, VIRGINIA 22314-2928 TELEPHONE 703 836-5742 FAX 703 836-0265

September 7, 2005

#### Via Hand Delivery

Ms. Kristin Matthews Department of Permits & Development Management Room 111 111 W. Chesapeake Avenue Towson, Maryland 21204

> Schedule for Special Hearings: Re:

> > 06-114-SPH (G. Barker, 7012 Eastern Ave.) 06-134-SPH (G. Schmidt, 7010 Eastern Ave.) 06-135-SPH (W. Streeter, 7004 Eastern Ave.) 06-139-SPH (M. Apostolou, 7006 Eastern Ave.)

Dear Ms. Matthews:

Please accept this letter as a formal request to schedule the above-referenced special hearings for the same date and time, as they are identical non-conforming use cases all located on Eastern Avenue and represented by Whiteford, Taylor & Preston, LLP.

Please call me at the number noted above if you have any questions or concerns.

ATC:ac

Cc: John Gontrum, Esq.

343764

# WHITEFORD, TAYLOR & PRESTON L.L.P.

SEVEN SAINT PAUL STREET BALTIMORE, MARYLAND 21202-1626 TELEPHONE 410 347-8700 FAX 410 752-7092

20 COLUMBIA CORPORATE CENTER 10420 LITTLE PATUXENT PARKWAY **SUITE 495** COLUMBIA, MARYLAND 21044-3528 TELEPHONE 410 884-0700

FAX 410 884-0719

JOHN B GONTRUM DIRECT NUMBER 410-832-2055 JGontrum@wtplaw.com

210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-4515 410 832-2000

FAX 410 832-2015

www.wtplaw.com

1025 CONNECTICUT AVENUE, NW WASHINGTON, D.C. 20036-5405 TELEPHONE 202 659-6800 FAX 202 331-0573

115 ORONOCO STREET ALEXANDRIA, VIRGINIA 22314-1685 TELEPHONE 703 836-5742 FAX 703 836-3558

125,5ter post pore

September 23, 2005

Ms. Kristen Matthews Baltimore County Department of Permits and Development Management 111 W. Chesapeake Avenue Towson, MD 21204

> Case Nos. 06-114-SPH, 06-134-SPH, 06-135-SPH and 06-139-SPH Re:

Dear Kristen:

The hearings on the above referenced cases are scheduled at 9:00am, 10:00am, 11:00am, and 2:00pm, respectively, on October 25, 2005. Unfortunately, John B. Gontrum will be out of the State on other business on October 24th and 25th. Therefore, it is respectfully requested that the hearings be rescheduled. It is estimated that approximately 15 minutes will be needed for each hearing and since they all arise out of the same matter, it is requested that the hearings be rescheduled at the same time. Also, witnesses needed for the hearings may not want to testify at 9:00am and then have to wait to testify again at 2:00pm.

Thank you for your consideration in this matter.

Sandra A. Reppon

Sandra A. Rippon, Assistant to

John B. Gontrum

:sar

Cc: Gilbert T. Barker, Sr. Geraldine Schmidt William S. Streeter Maria Apostolou

Schesure 20 9:00

20 11:11

Drive-in cluster, planned: An integral commercial design for which an overall plan has been approved by the Olice of and Zoning and which: is under common ownership or contage a site at least three acres in net area; has at least 500 section of the contage on arterial streets; and is devoted primarily to design or other vehicle-oriented establishments, with vehicular acres use in the development solely from service drives on the site.

Drive-in restaurant: A retail outlet where food of have sold to a substantial extent for consumption by customers in motor vehicles.

Dwelling: A building or portion thereof which provides living facilities for one or more families.

Dwelling, Onc-Family: A deteched building amonged or used for occupancy by one family.

Dweiling, Two-Family: A building arranged or used for accupancy by two families as separate housekeeping units. It may be either a duplex or a semi-detached dwelling.

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

Dwelling, Semi-Letached: 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 well 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.

Dwelling, Group House: A building that has not less than three nor more than six one-family housekeeping units erected in a row as a single building, on adjoining lots, each being separated from the adjoining unit or units by an approved masonry party wall or walls extending from the basement or cellar floor to the took along the dividing lot line, and each such building being separated from any other building by space on all sides.

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- 2. for 9 impro
- 3. Wher

Excevaling tions other than Unconveiled."

Expressively: intended, for intris intended to have lanes for moving at least 55 miles abutting private by the Planning

Face-rear of service station) service bays, etc. the site.

Face-side of service station) service bays, etc.

Family: Ar ing together as a their cooking on a group occupy hotel.

# ner the reltiout ng

38-

# ZONING REGULATIONS AND RESTRICTIONS FOR BALTIMORE COUNTY

#### SECTION 1-DEFINITIONS

Words used in the present tense includes the future; words in the singular number include the plural number; the word "shall" is mandatory and not directory.

For the purpose of this Resolution certain terms and words are defined as follows:

- 1. Accessory Building: A subordinate building, except structures used exclusively for farm operation, located entirely in and not occupying more than 35 per cent of a rear yard and whose use is wholly incidental to that of the main building on the same lot and which does not exceed 15 feet in height above the ground level. On any lot upon which is located a dwelling any building which is incidental to the conducting of any agricultural use on the same lot shall be deemed to be an accessory building. A trailer shall not be considered an accessory building.
- 2. Advertising structures: Any sign, billboard, surface, object or structure used for advertising purposes.
- 3. Airport: Any area of land or water designed and set aside for landing or taking-off of air-craft and utilized or to be utilized for such purposes.
- 4. Alley: A public way less than 30 feet in width and designated as an alley on either an unrecorded or recorded plat or dedicated as such by deed.
- 5. Apartment House: A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unity in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities.
- 6. Basement or Cellar: That portion of a building below the first floor joists the floor of which is more than one-half the clear ceiling height below the adjacent ground.
- 7. Building: A structure having a roof supported by columns or walls for the shelter, support, or inclosure of persons, animals, or chattels. When any portion thereof is completely separated from all other portions by a division wall from the ground up to the roof and without any door or other openings, such portion shall be deemed a separate building.
  - 8. Building Line: A line beyond which the foundation wall of a building shall not project.
- 9. Courts: An open, unoccupied space, other than a yard, on the same lot with a building, opening upon a street, alley, yard, lot line or setback, and which is bounded on two or more sides by such building.
  - 10. Depth of Lot: The mean horizontal distance between the front line and the rear lot line.
  - 11. Dwelling, Single Family: A detached dwelling arranged or used for occupancy by one family.
- 12. Dwelling, Two-Family. A detached dwelling arranged or used for occupany by not more than two families as separate housekeeping units, and with not more than one entrance on any side. Such a dwelling shall have one housekeeping unit over the other.
- 13. Dwelling, Semi-detached: Two (single or two family) dwelling designed and erected, side by side, as a single detached building and with not more than two entrances on any one side, such (single or two-family) dwellings shall be separated by a solid fire-proof partition wall from foundation to roof.
- 14. Dwelling, Group House: Not less than three or more than seven (single or two-family) dwellings designed and erected as a single detached building and with not more than one entrance for each (single or two family) dwelling on any one side, such (single or two family) dwellings shall be separated by a solid fireproof partition wall from foundation to roof.

PLEASE PRINT CLEARLY

CASE NAME 5 Repto

# PETITIONER'S SIGN-IN SHEET

| E-MAIL           |                  |  |  |  |  |  |  |  |  |  |  |
|------------------|------------------|--|--|--|--|--|--|--|--|--|--|
| CITY, STATE, ZIP | BALTO MD 21220   |  |  |  |  |  |  |  |  |  |  |
| ADDRESS          | 2 BIGHT BLEUMION |  |  |  |  |  |  |  |  |  |  |
| NAMED O          | Mullin S Mouth   |  |  |  |  |  |  |  |  |  |  |

PLEASE PRINT CLEARLY

CASE NUMBER OG-114

# PETITIONER'S SIGN-IN SHEET

| E- MAIL          | BMone 2/222 a                             |          |  |  |  |  |  |   |  |  |
|------------------|---|----------|--|--|--|--|--|---|--|--|
| CITY, STATE, ZIP | Mercue 1846 MD                            |          |  |  |  |  |  |   |  |  |
|                  | 9511-P Kins 624272<br>Penn HALL 180 21128 | <b>-</b> |  |  |  |  |  |   |  |  |
| NAME             | Hilbert T. BACKer                         |          |  |  |  |  |  | 4 |  |  |

PLEASE PRINT CLEARLY

CASE NUMBER 05-139 DATE 1/02/05

# PETITIONER'S SIGN-IN SHEET

| E- MAIL  |  |  |  |  |
|--|--|--|--|--|
| Glew Ham, MD 21057<br>Baltimone, MD 21224<br>Phoenix, MD 21131 |  |  |  |  |
| 7020 26 Manon Springs<br>730 S. Pouca B.                       |  |  |  |  |
| Mai A 4005 Town  |  |  |  |  |

PLEASE PRINT CLEARLY

CASE NAME Sedmid

PETITIONER'S SIGN-IN SHEET

| E- MAIL          |                       |                 |  |   |  |  |  |  |  |  |  |  |
|------------------|-----------------------|-----------------|--|---|--|--|--|--|--|--|--|--|
| CITY, STATE, ZIP | Balto MO. 21215       | 170 mo 3121     |  |   |  |  |  |  |  |  |  |  |
| ADDRESS          | 44+6600 LIVER Dr. Rd. | COUD LIVE DO LA |  | • |  |  |  |  |  |  |  |  |
| NAME             | Gen; Schmidt          | Jim Sprile      |  |   |  |  |  |  |  |  |  |  |

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 96-114
DATE 1165/01

## CITIZEN'S SIGN-IN SHEET

| E- MAIL          | FAST WOOD ASSW7  | G WSSA          |           |  |  |  |  |  |  |  |  |
|------------------|------------------|-----------------|-----------|--|--|--|--|--|--|--|--|
| CITY, STATE, ZIP | Belle 2122       | C. (2)          | 1 60 St 1 |  |  |  |  |  |  |  |  |
| ADDRESS          | 200 Reading 2009 | 50 15 0001      | esturad.  |  |  |  |  |  |  |  |  |
| NAME             | * Branch Cane    | 12011/10 HH1/10 |           |  |  |  |  |  |  |  |  |

#### Property ype: Residential

## Metropolitan Regional Information Systems, Inc.

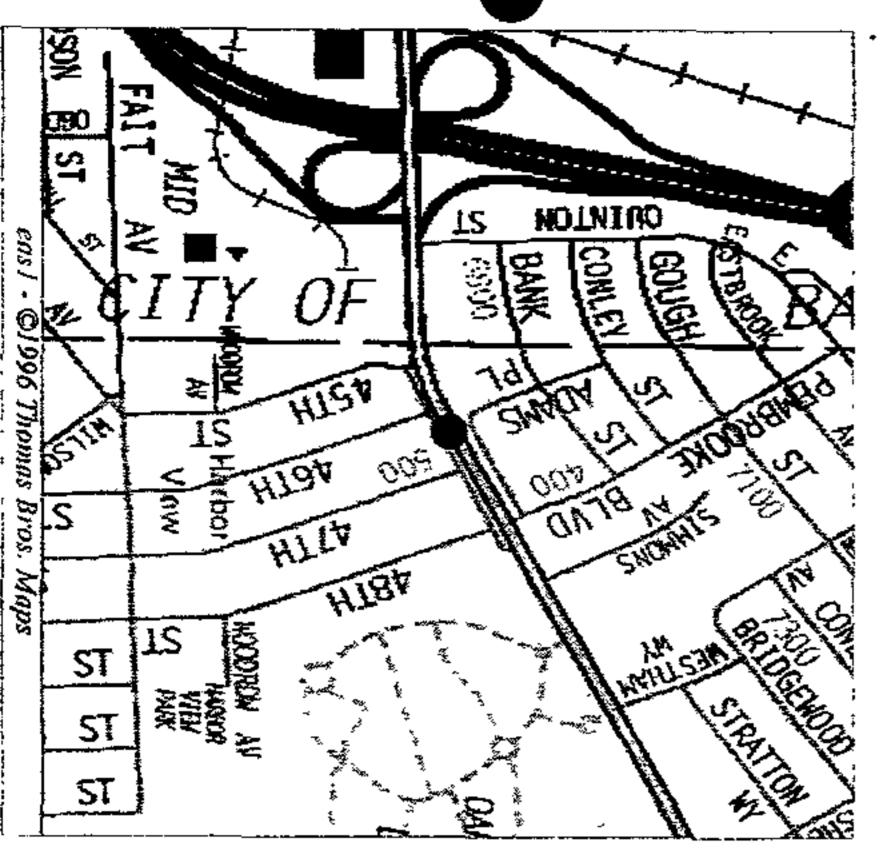
### Agent Synopsis Report

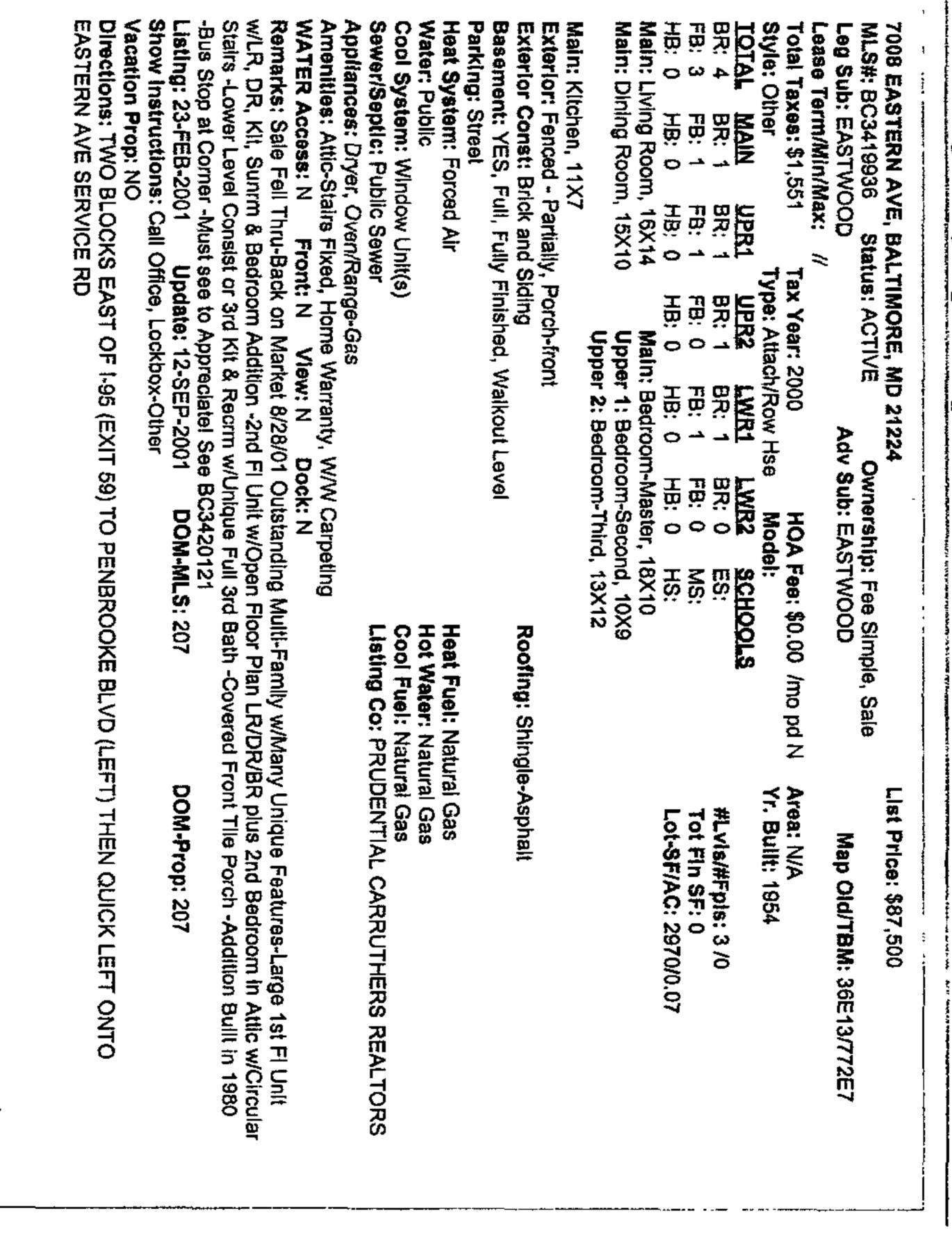
Page )ate: 09/18

l'ime: 10



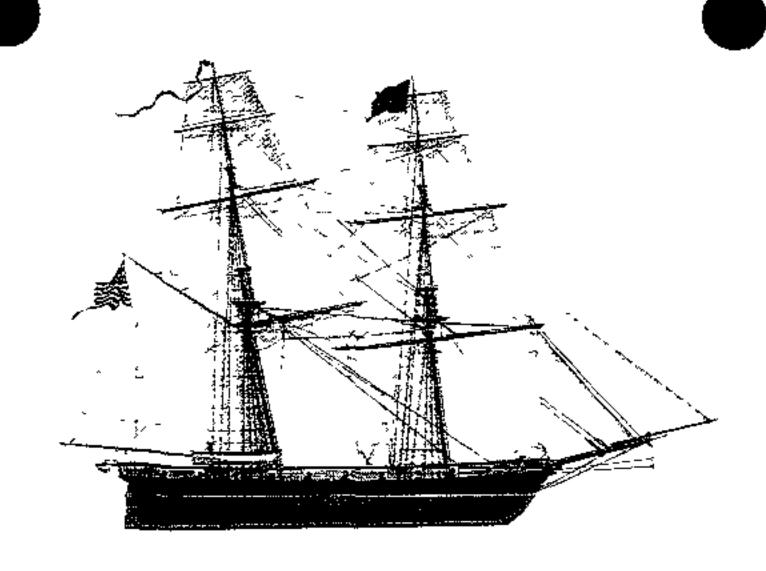






| Listing Agent: JIM PECUNES Agt Off: Home: (410)666-3377 | Brkr Code: PCR12<br>Pager: | Brkr Off: (410)828-4700<br>Cell: (410)916-3655 |
|---|----------------------------|--|
| Owner(s): OFFICE CALL                                   |                            | Home: (410)828-4700                            |
| Show Contact(s): OFFICE CALL                            |                            | On-Site: (410)828-4700                         |
| Sub Comp: 3.0 Buy Comp: 3.0                             | Add'i:                     | Dual:Y DesR: VarC:N                            |

indicate



JAMES L. (JIM) SPROLE

20 July 2005

#### To Whom It May Concern:

The purpose of this is to state that I know, for a fact, that the property located at 7010 Eastern Ave. was listed as a two unit rental property during the summer of 1962

During that period, I was assigned as an instructor at the U.S. Army Intelligence School at Fort Holabird. As an additional duty I was appointed as the sponsor of an incoming military family and was asked to arrange for suitable accommodations for that family. The needs of the family were identified in a letter provided to me in advance.

These needs were matched by going through listings at the Fort Holabird Housing Office. The housing office listed only those units meeting fair housing standards. Landlords wanting to list their rental properties in this file were required to sign agreements that they would accept the Army standard of Equal Housing and rent to any Military Applicant without regard to Rank, Race, Creed, Color etc.

I, as the sponsor, submitted the security deposit and the first months rent for a first floor apartment in the name of Chief Warrant Officer Bryce D. Waller, his wife and child and was reimbursed upon their arrival. To the best of my knowledge, this family remained in this apartment throughout his three-year tour of duty at Fort Holabird, where he too served as an instructor.

> James L. Sprole Chief Warrant Officer

U.S. Army Retired

Kelly Bowner of Land Addition NOTARY PUBLIC STATE OF MARY MY COLINISSION FXPIRES ALKS. 6, 700



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

**Account Identifier:** 

District - 12 Account Number - 1201069045

**Owner Information** 

**Owner Name:** 

**VANCE BRADLEY** 

Use:

RESIDENTIAL

Mailing Address: 7008 EASTERN AVE

**BALTIMORE MD 21224-3103** 

**Deed Reference:** 

Principal Residence:

1) /15783/ 280

2)

YES

#### Location & Structure Information

**Premises Address** 

7008 EASTERN AVE

**Legal Description** 

7008 EASTERN AVE

**EASTWOOD** 

Grid Parcel **Sub District** Subdivision Plat No: Section Block Lot Map **Assesment Area** 18/ 95 96 2B Plat Ref: 21 181 5R

Special Tax Areas

Town **Ad Valorem** 

**Tax Class** 

| Primary Struct<br>1954 | ture Built | Enclosed Area<br>1,548 SF | Property Land Area<br>2,970.00 SF | County Use<br>04 |
|------------------------|------------|---------------------------|-----------------------------------|------------------|
| Stories                | Basement   |                           | Туре                              | Exterior         |
| 2                      | YES        |                           | CENTER UNIT                       | BRICK            |

#### **Value Information**

|                    | Base   | Value      | Phase-in Assessments |            |  |  |  |  |
|--------------------|--------|------------|----------------------|------------|--|--|--|--|
|                    | Value  | As Of      | As Of                | As Of      |  |  |  |  |
|                    |        | 01/01/2003 | 07/01/2004           | 07/01/2005 |  |  |  |  |
| Land:              | 19,500 | 19,500     |                      | •          |  |  |  |  |
| Improvements:      | 61,720 | 73,210     |                      |            |  |  |  |  |
| Total:             | 81,220 | 92,710     | 88,880               | 92,710     |  |  |  |  |
| Preferential Land: | 0      | O          | C                    | 0          |  |  |  |  |

#### **Transfer Information**

| Seller: | APOSTOLOU DIMITRIOS               | Date:  | 11/21/2001              | Price: | \$89,000                              |
|---------|-----------------------------------|--------|-------------------------|--------|---------------------------------------|
| Type:   | IMPROVED ARMS-LENGTH              | Deed1: | /15783/ 280             | Deed2: | · · · · · · · · · · · · · · · · · · · |
| Seller: | APOSTOLOU WILLIAM APOSTOLOU MARIA | Date:  | 08/31/2001              | Price: | \$0                                   |
| Type:   | NOT ARMS-LENGTH                   | Deed1: | /15529/ 602             | Deed2: |                                       |
| Seller: | APOSTOLOU WILLIAM                 | Date:  | 10/02/1980              | Price: | \$0                                   |
| Type:   | NOT ARMS-LENGTH                   | Deed1: | / 6212/ 51 <del>9</del> | Deed2: |                                       |

| Exemption | Information |
|-----------|-------------|

| Partial Exempt Assessments | Class | 07/01/2004 | 07/01/2005 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | C          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

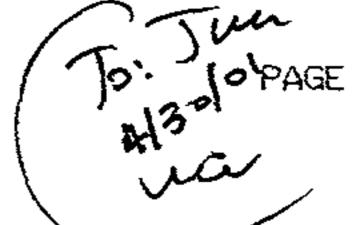
Tax Exempt: **Exempt Class:**  NO

**Special Tax Recapture:** 

\* NONE \*

Ret It

http://sdatcert3.resiusa.org/rp\_rewrite/results.asp?streetNumber=7008&streetName=easter...



### CONDITIONAL USE PERMIT FOR TWO APARTMENTS

This use permit for two apartments at 1008 Castern ave

(address)

is issued entirely upon the basis of the herein affidavit, including the dates of original use and continuous use sworn to therein. The responsibility for the accuracy of said dates and uses is entirely that of the legal owner and/or agent thereof. In the event that the accuracy is challenged, our approval is automatically withdrawn; the use permit will be reinstated only after public hearing and submission of testimony that alleviates the allegations contained in the challenge and otherwise provides the proofs necessary to establish a legal non-conforming use for the number of apartments claimed. Knowingly falsifying the affidavit information on the reverse side of this permit is subject to the penalties of perjury.

DATE: 4/26/01

APPROVED BY:

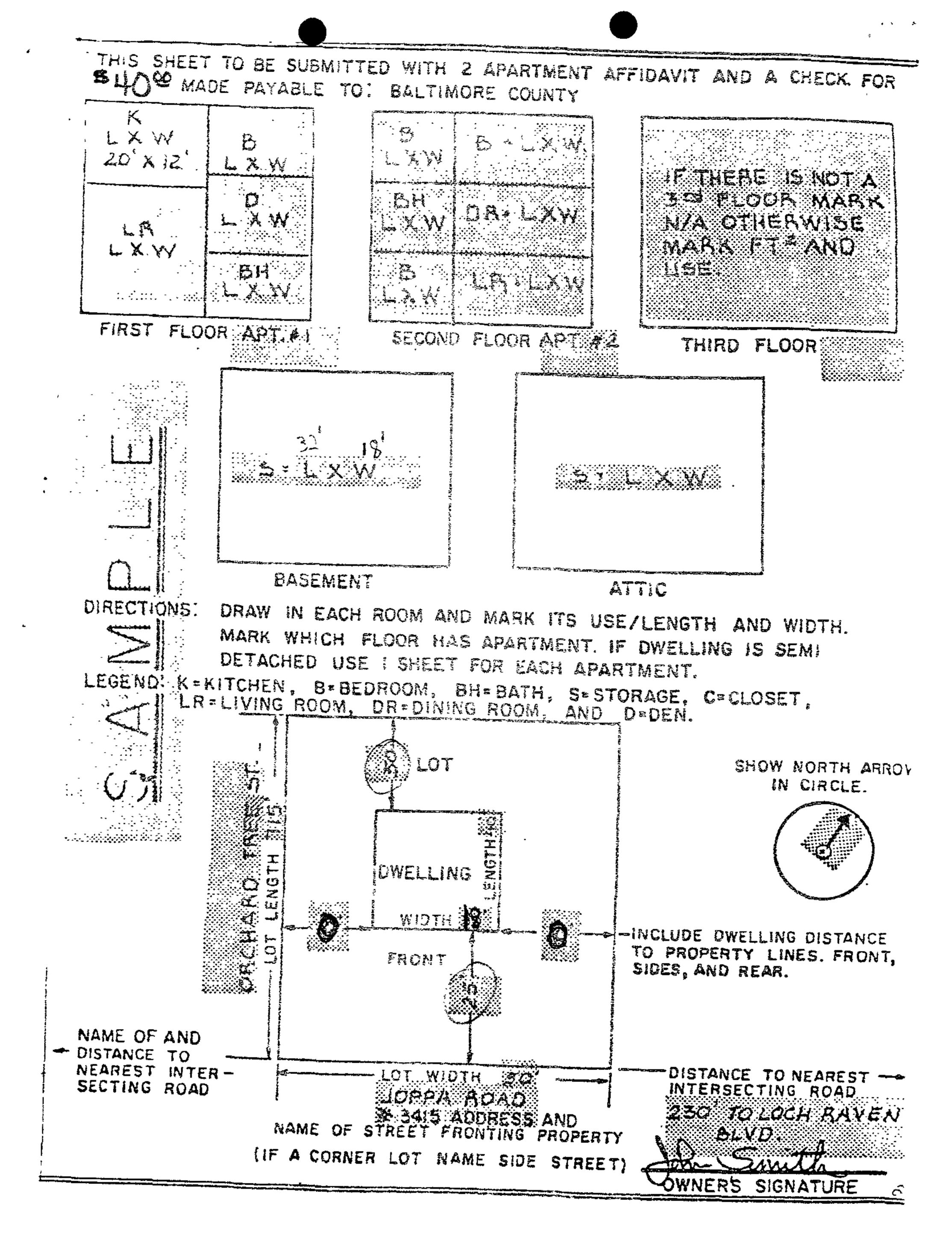
DIRECTOR, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

#### AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Director of Department of Permits and Development Management (PDM), as follows:

That the information herein given is within the personal knowledge of the Affiant and the Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard (Handwritten Signature) 410-256-8593 ADDRESS (Printed) TELEPHONE NUMBER BASED UPON YOUR PERSONAL KNOWLEDGE, PLEASE ANSWER THE FOLLOWING: Can you verify by this affidavit and/or testify in court, if necessary, that the home located at 21224 has been occupied as a Can you also verify and testify, if necessary, that said apartments have been occupied by 2. 3. Will you realize any gain from the sale of this property? 'If the answer is <u>yes</u>, this form cannot be approved. STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY this, 25 day of APLIU, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared 9200 herein, personally known or satisfactorily identified to me as such Affiant. AS WITNESS my hand and Notarial Seal. 

Revised 5/1/00



THIS SHEET TO BE SUBMITTED WITH 2 APARTMENT AFFIDAVIT AND A CHECK FOR RITU 00 MADE PAYABLE TO: BALTIMORE COUNTY, MARYLAND 11×9 18x10 KIT KIT LIVING BE01200M nx7 10×7 1 MIN 15×10 13×13 N/A DINING DINING ARE 16×14 BEDILOSM. TS FIN 210126 10x9 N 57 FIRST FLOOR APT SECOND FLOOR THIRD FLOOR **3**À 32x/8 18" BASEMENT ATTIC DIRECTIONS: DRAW IN EACH ROOM AND MARK ITS USE/LENGTH AND WIDTH. MARK WHICH FLOOR HAS APARTMENT. IF DWELLING IS SEMI DETACHED USE I SHEET FOR EACH APARTMENT. LEGEND: K=KITCHEN, B=BEDROOM, BH=BATH, S=STORAGE, C=CLOSET, LR = LIVING ROOM, DR = DINING ROOM, AND D = DEN. LOT SHOW NORTH ARRO IN CIRCLE. HLONG DWELLING WIDTH 18 -INCLUDE DWELLING DISTANCE TO PROPERTY LINES, FRONT, FRONT SIDES, AND REAR. 50 NAME AND - DISTANCE TO NAME AND NEAREST INTER-DISTANCE TO NEAREST -LOT WIDTH SECTING ROAD INTERSECTING ROAD ADDRESS: 7008 FASTERN AVE NAME OF STREET FRONTING PROPERTY (IF A CORNER LOT NAME SIDE STREET) OWNERS

SIGNATURE

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE

ACCOUNT

AMOUNT

RECEIVED
FOR:

9008 Eastern Ave,

YELLOW - CUSTOMER

**CASHIER'S VALIDATION** 

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY





September 18, 2001

Chris Currey
Ron Zimmerman Realtor
Baltimore, MD

Ref. Pre qualification
Bradley Vance
7008 Eastern Ave

Dear Chris,

Based on the information I have reviewed to date which includes a mortgage credit report, Mr. Vance is pre qualified for a mortgage with a sales price of \$89,000. This pre qualification is based on a 2-unit FHA, 30 year mortgage program with a fixed interest rate of 7.25%. Final approval will be subject to receipt of an acceptable appraisal with operating income and rent schedules and verification of financial information.

If you should have any questions, please feel free to contact me.

Sincerely,

Mortgage Consultant

CTX Mortgage Company

## Jwners irisist homes' second dwelling predates zoning

#### 2nd apartments cited for illegal Eastwood homes

#### by Bill Gates

wrong with the house he doing it know and he'll fix it or stop The way Gil Barker sees if he's in Eastwood, let him done anything

says since it was built, cite him for a feature he On the other hand, don't the house has had

of three for "illegal conversion." County Code Enforcement last month by Baltımore Eastern Avenue were cited homes in the 7000 block of Barker and the owners of the other

er said earlier this month "That's maccurate," Bar-

> houses always were " thing. That's the way these dıdn't convert conversion กทy-

ly houses area zoned for single-famitiple-family dwelling in an family dwelling into a mulπ fers to changing α singlementioned in the citation The illegal

m that stretch of Eastern tom and top floors. downstairs, and with dwellings, upstairs Avenue intentionally were But, Barker said, houses ttiw separate

building. second kitchen from each they have to remove the homeowners To be in compliance, the were

E.istern Avenue, and the oveners of 7004, 7006 and and on Aug 24 were to ask 7010 have hired a lawyer Barker, who owns 7012

> ways were. vert anything. these houses al-That's the way "We did Ξ

owner of cited house Gil Barker

for a special the county's cial hearing. zoning board

tober or November. will hear the appeal in Ocpetition reasons Basically, the put are the homeownlegitimate, forth in the the

that prohibit dating county regulations pre-existing dwelling in the house is a ers must prove the second condition prethem.

The houses were built in

n't con-

2004. Barker's parents were the original owners of the inherited the house upon time in house, purchasing it somehis mother's death in April 1954-55

house three times in 1963, 2002 to October 2003 "If they can show  $\mathbf{H}_{\mathrm{e}}$ has hved ij.

cilman John Olszewski Sr (7th Dıstrict), whose office ment to investigate issue," said County Counimagine this won't be an tions changed, I thered in when the regulaand they were houses were built that way sent Code Enforcethey can show grandfawould the

houses on Eastern Avenue complained about several tion in June, a constituent Community Civic Associa-

REUNIONS

have to address all com-plaints to my office" one family living in some units," Olszewski said "I that there were more than "The initial complaint is

weeks

preceding

₹.

each of the

679-9033

Harderode Nethoff,

21085. Information Susan

Kearney Drive, Joppa, MD

Patapsco

after they are received, once a month thereafter

received,

lished the first two weeks

■ Notices

**₹** 

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Susan

Neihoff,

200

reunion

Saturday,

Sept

event,

when

space

as a gulde.

Deadline is

day, Sept 3, at It am at

committee meeting Satur-

10-year reumon

High School

the

door

Make

checks

\$20 in advance and \$30 at

Edgemere

Tickets cost

Wells-McComas VFW hall

17, from 7 to 11 p.m at the

mits. Use the items below

Thursday at 3 p.m.

to Carrie Krae-of 2000, 3105 Information mer, 443-465around clothes being hung outside on cars in the street and to dry on the porch parking, people cerned Other children running outside, complaints working hmted

"It is unsightly, that a violation?" but is

family dwelling in an area

the eighth-

checks payable to and mail

School 2000

Five year

tinf meow@yahoo com

882-2848, or send e-mail to

óid

2

door

051 \$40

and will not

Oct 2 Information 410-255-0547 or 410-284-3009 Sparrows Point High

Tonya

Rome

esbarg,

ets cost \$40

Information

phia Inn in Rosedale Tick-

Lantern Gardens Music by Stealing Grace Tuckets

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Sunday,

50-year

School 1955

x pm to

1 a m , Rosodale

open bar Saturday, Oct

Sucred

Heart of Mary

grade graduating class Saturday, Sept 17, from 7 to 11 pm. at Old Philadel-

hotmail com

shoup and bull reast with

30-уеш

Horrman

being planned Information

30-year reunion is

Dundalk

High

School

mittee members and class-

Squires restaurant

Com-

River

Drive,

Baltimore,

mer,

Class

and mail to

payable to Class of 2000

MD

21219

mates information needed

hey**karenj@hotma**il com

Kenwood

High

School

to Jennifer Brooks, 919-88-9-8677, or e-mail her at

919-

St. Clare's School 1985 reunion for the

\_Class Of\_1996@

If planning to attend the meeting, RSVP by Sept. 1

2312,

ဋ

send e-mail to

Kraemer1214@netzero com

Catholic

20-year

Carrie

Kraemer,

ily homes wasn't made uning the area to single-famthe zoning change restrict-1954-55, Barker said, and

Barker

and from February

meeting of the Eastwood Olszewski said that, at a

said of the drying clothes But having a multiple-

> homes is a violation, which is what brought out the prompted the "illegal coninspectors

board were not returned nications requesting coman Eagle reporter to the county's Office of Commukitchens. Repeated calls by an *Eagle* es being had no record of the hous-According to Barker, the from board told him it built with the zoning

owners, hoping to prove his case that the homes searching the history ty for multiple dwellings. were built with the capacitacted two of the original the houses and has con-Barker has been ' reof.

having kitchens. other homes on the block estate hstings within the past four years that show He has uncovered real which weren't cited being or separate advertised two or. apart-

Barker Code Enforcement didinspect the houses ker found in the real

version" citation single-family them, estate hstings because no one filed a complaint about

Besides the houses on the one block of Eastern Avenue, no other homes in Eastwood were built with a second kitchen, according to Barker's research.

Even if they win their appeal, the four homeowners will have to spend a couple of thousand dollars each, Barker said, for the various filing fees and the attorney

If the petition for a special hearing isn't approved, it will cost them even more money. If the second kitchens weren't removed by Aug. 24, a \$200 fine will be levied, with another \$200 penalty for every day afterwards that the homes aren't brought into compliance

brought into compliance
Filing the petition, however, will extend the deadline until the matter is resolved.

"I didn't do anything illegal, and that's all there is to it," Barker said. "Unfortunately, I have to prove it."

14.85

LIBER 2497 PAGE 499

This Deed, Made this

26th

day of May,

in the year one thousand nine hundred and fifty-four,

by and between

EASTEROOK HOMES, INCORPORATED, a body corporate, duly incorporated under the Laws

of

in the State of Maryland, of the first part, and

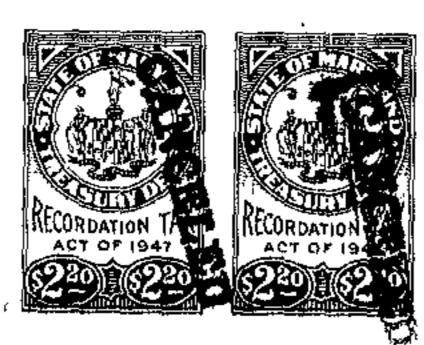
LOUIS C. ROMANO and JENNIE A. ROMANO, his sister, of the City of Baltimore, in the State of Maryland,

of the second part.



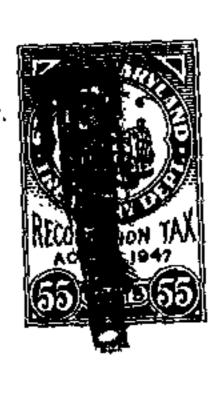


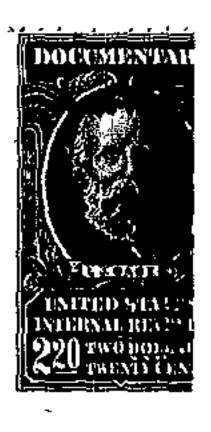






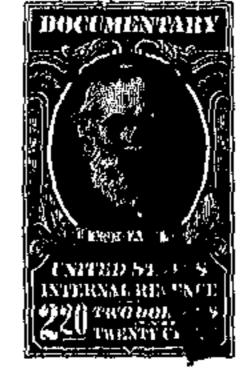






WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said party of the first part











does grant and convey unto the said parties of the second part, as joint tenants and not as tenants in common, their personal representatives

and assigns, all that lot of ground

situate

in Baltimore County

, State

aforesaid, and described as follows, that is to say:

BEGINNING for the same at a point on the north side of a Service Drive on the north side of Eastern Avenue, said point of beginning being designated by the coordinates of East 24,683.85, South 3,180.20, as shown on a Plat entitled: "2nd Resubdivision Plat of Part of Section 2-B Eastwood", recorded in the Plat Records of Baltimore County in Liber G.L.B. No. 18 folio 95, running thence along the said north side of the said Service Drive North 63 degrees 11 minutes East 6.66 feet, running thence and for part of the distance passing through the party wall of the house on the lot herein and the house adjacent to the East, North 26 degrees 49 minutes West 163.41 feet to the south side of an existing 20 foot alley, running thence on said alley with the use thereof in common, by a line curving to the right with a radius of 1,672.54 feet for a distance of 35.63 feet to the east side of a proposed 60 foot street known as Adams Place, running thence and binding on the said east side South 26 degrees 21 minutes 30 seconds East 131.84 feet, running thence by a line curving to the left with a radius of 30.00 feet for a distance of 47.36 feet to the point of beginning. Being lot No. 3R as shown on said plat of Eastwood. The improvements whereon are known as No. 7004 Eastern Avenue.

BEING one of the lots of ground which by an Assignment dated October 5, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2369 folio 49 were granted were granted and conveyed by Que Holding Corporation to the within named Grantor.

Rekittés

LIBER 2497 PAGE 500

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

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said parties of the second part, as joint tenants and not as tenants in common, their personal representatives

and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of One Hundred and Eight - Dollars, payable half-yearly on the first days of May and November in each and every year.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will execute such further assurances of the same as may be requisite.

Test:

Carmella M. Tringali

EASTBROOK HOMES, INCORPORATE

Robert E. Meyerhoff

STATE OF MARYLAND, CITY OF BALTIMORE

, TO WIT:

I HEREBY CERTIFY, That on this 26th

day of May,

in the year one thousand nine hundred and fifty-four,

before me, the subscriber,

a Notary Public of the State of Maryland in and for the City of Baltimore

he

aforesaid,

personally appeared Robert E. Meyerhoff President of Eastbrook Homes, Incorporated,

the grantor named in the above Deed, and its corporate act.

acknowledged the aforegoing Deed to be

AS WITNESS my hand and Notarial Seal.

Tringali, -Notary Public.

BLOCK NO JENNIE LOUIS

Liber 64 B No. 2497 Folio 49 Petc. Received for Record JUN 15

and examined per Cost of Record, §

one of the Land

THE COLUMNA! TITLE GUARANTEE

Application No. 33120 Ready for Record... Approved by Written by

LIGER 5 2 3 7 PAGE 2 2 0

T-102

THE TITLE GUARANTEE COMPANY Application No. H-75387

THIS DEED, Made this 6 The day of December, in the year one thousand nine hundred and seventy-one, by and between UNION TRUST CEMPANY OF MARYLAND, Trustee under Trust Agreement with American Trading and Production Corporation, dated December 31, 1948 and recorded among the Land Records of Baltimore City in Liber M.L.P. No. 7683, folio 1, a body corporate of the State of Maryland, party of the first part, Grantor; and JOHN P. BOCIANONSKI and ANGELA B. BOCIANONSKI, his wife, parties of the second part, Grantees.

WITHESSEIN: That in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor under and by virtue of the powers conferred upon them by the Trust Agreement aforesaid, does hereby grant, convey and assign unto the said parties of the second part, Grantose, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the Fifteenth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

REGIRING for the same at a point on the North side of a Service Drive on the North side of Eastern Avenue, said point of beginning being 60.66 feet Northeasterly from another point designated by the coordinates of East 24,683.85, South 3,180.20, as shown on a Plat entitled, "2nd Resubdivision Plat of Pert of Section 2-3 Eastwood", recorded in the Plat Records of Baltimore County in Liber G.L.B. No. 18, felic 95, running thence along the said North side of the said Service Drive North-63 degrees 11 minutes East 28.33 feet, running thence North 25 degrees 49 minutes West 169.37 feet touthe South side of an existing 20 foot alley, running thence on said alley with the use thereof in common, by a line curving to the right with a radius of 1,672.34 feet for a distance of 28.44 feet, running thence and for part of the distance pessing through the party well of the house on the lot herein and the house adjacent to the West, South 26 degrees 49 minutes East 166.86 feet to the point of beginning. Being lot No. 72 as shown on said Plat of Eastwood. The improvements thereof being known as No. 7012 Eastern Avenue.

TRING the same lot of ground described in a Lease dated October 5, 1953 and recorded smong the Land Records of Baltimore County in Liber G.L.B. No. 2369, folio 39 from Robert B. Mayerhoff, etcl, to Que Holding Corporation; whereby was reserved and payable out of said lot of ground the annual ground rest of \$108.00 payable in equal semi-cannel installments on the first days of May and Movember, in each and every year.

BEING ALSO, the same lot of ground described in a Dood dated August 10, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4629, folio 423 from Robert E. Mayerhoff, etcl, to Union Treet Company of Maryland, Truetoe as aforesaid.

BEING ALSO, the same lot of ground described in an Assignment deted Pebruary 2, 1954 and recorded among the Land Becords of Baltimore County in Liber G.L.B. M. 2432, folio 191 from Eastbrook Homes, Inc. to John P. Becisnowski and Angels B. Becisnowski, his wife, the Grantees berein.

05.854444 MEPSBES 17-E1 330 02.844444 MEPSBES 17-E1 330 02.844444 MEPSBES 17-E1 330 TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtamences and advantages to the same belonging or in anywise appertaining, and particularly the aforesaid rent issuing and payable out of the said lot of ground as aforesaid.

TO MAYE AND TO MOED the same described lots of ground and premises, and particularly the aforesaid rest issuing and payable thereout and the reversion thereto, unto and to the use of the said parties of the second part, Grantees, as tenants by the entireties, their sasigns and unto the survivor of them, his or her heirs and assigns, in fee simple, to the end and intent that the reversion and annual ground rent hereby intended to be conveyed forever be merged and extinguished.

IN TESTINGAY WHEREOF, the said Greator has cussed its corporate seal to be hereto affixed, and its Vice-President to set his head hereto.

| hereto affixed,                              | and its Vice-President to set  | his head hereto.                                       |   |
|--|--------------------------------|--|---|
|  |                                | - **·  |   |
|  | _                              | _ <u>*</u>   |   |
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|  | es, Trust Officer              | Trustee an afor  | PART OF MARYLAND                        |
|  |                                |  |   |
| rik, ful,                                    |                                |  |   |
|  | The lower of                   | (Vice) Proc  | jude Her                                |
|  |                                | Arease H.  | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \   |
| **************************************       |                                | ·<br>····  | 1 (2 × 1)                               |
| STATE OF HARYLAN                             | DA SETT OF BALFINORS           | TO VIT:  |   |
|  |                                |  |   |
| h I WERRRY                                   | CERTIFY, that on this 624      | **<br>   |   |
|  | •                              | · · · · · · · · · · · · · · · · · · ·                  | •                                       |
| before me, the s                             | ubscriber, a Notary Public of  | the State aforesaid                                    | personally                              |
| appeared                                     | Armend E. Levis                |  | Admonto a a                             |
|  | <u> - L と <del>近</del></u> 観賞  | <del></del>  | •                                       |
| pe the (Atos) Er                             | esident of the Grantor Corport | stice, and that he,                                    | such (Tice)                             |
| President, beise                             | suthorised so to do, executed  | l she formate to the                                   |   |
|  |                                | ~ ~ <del></del>  | · ·_ *                                  |
| purposes therein                             | contained by signing, in my    | coocace, the some of t                                 | be said                                 |
| <b>2 3 3 3 3 3 3 3 3 3 3</b>                 | meelf as (Vice) President.     |  |   |
| - 1,7 - 1, 1,27,1,7                          |                                | معمو چو در<br>در در د | 7                                       |
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|  |                                | MOTARY POBLIC  | - 3 - 5                                 |
|  |                                | Jean F. Cook   |   |
| NY COMMENSION EX                             | PIRES: 7/1/74                  | V  | -                                       |
|  |                                |  | • · · · · · · · · · · · · · · · · · · · |
|  | <u></u>                        |  | 4                                       |

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#### CONFORMATORY DEED

WITNESSETH, that in consideration of the sum of (NO CONSIDERATION), the receipt whereof is hereby acknowledged, the said JOHN PATERAKIS and ANTOINETTE PATERAKIS. Personal Representatives of the Estate of William Apostolou, also known as. Vasilios Apostolou, deceased, parties of the first part, do hereby grant and convey unto the said MARIA APOSTOLOU, party of the second part, a bare Life Estate. Without Powers, and immediately after the death of the said party of the second part, MARIA APOSTOLOU, then unto the said DIMITRIOS APOSTOLOU, MICHAEL APOSTOLOU and KOSTAS APOSTOLOU, as Tenants in Common, their personal representatives and assigns, in fee simple, all that lot of ground situate, lying and being in the County of Baltimore, State of Naryland, aforesaid, and described as follows, that is to say:

BEGINNING for the same at a point in the north side of a Service Drive on the north side of Eastern Avenue, said point of beginning being 6.66 feet northeasterly from another point designated by the coordinates of East 24,683.85, South 3,180.20, as shown on a Piat entitled: "2nd Resubdivision Plat of Part of Section 2-B Eastwood", recorded in the Plat " NC/F 20.00 Records of Baltimore County in Liber G.L.B. No. 18, Folton. 95, running thence along the said north side of the said in 20.00 Sevice Drive North 63 degrees 11 minutes East 18.00 feets JR 20.**10** running thence and for part of the distance passing through, the party wall of the house on the lot herein and the house of the house on the 11/24/86 adjacent to the East. North 26 degrees 49 minutes West 164.36 feet to the south side of an existing 20 foot alley running thence on said alley with the use thereof in common, by a line curving to the right with a radius of 1,672.54 feet for a distance of 18.03 feet, running thence and for part of the distance passing through the party wall of the house on the lot herein and the house adjacent to the West. South 26 degrees, 49 minutes East 163.41 feet to the point of beginning. Being Lot No. 4R as shown on said plat of Eastwood. Improvements thereon being known as NO. 7006 EASTERN AVENUE.

BEING the same lot of ground which by Deed of Assignment dated December

18, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2379, Folio No. 484, was granted and assigned by Eastbrook Homes,

JR 11-86 DATE

9 mater. Enou

#### LIBER 7 3 3 5 FOLIO 3 0 3

Inc. to William Apostolou.

and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3475. Folio No. 165. was granted and conveyed by Harry C. Meyerhoff and Harilyn S. Meyerhoff, his wife, and Robert E. Meyerhoff and Jane B. Meyerhoff, his wife, unto William Apostolou, merging the Leasehold Interest into Fee Simple and thereby extinguishing the annual One Hundred Eight Dollar (\$108.00) Ground Rent, forever.

BEING ALSO the same lot of ground which by Deed dated February 7, 1986, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7115, Folio No. 840, was granted and conveyed by John Paterakis and Antoinette Paterakis, Personal Representatives of the Estate of William Apostolou, also known as, Vasilios Apostolou, deceased, unto Maria Apostolou.

MHEREAS, William Apostolou, also known as, Vasilios Apostolou, departed this life on October 20, 1984, in Baltimore County, leaving A Last Will and Testament. That the above Grantors, John Paterakis and Antoinette Paterakis, were appointed Personal Representatives of the Estate of William Apostolou, also known as, Vasilios Apostolou, deceased, on March 7, 1985, by the Register of Wills for Baltimore County. That the above lot of ground was distributed unto Maria Apostolou per the Sixth Item of the decedent's Last Will and Testament and as shown on the Distribution per the First and Final Administration Account on file at the Register of Wills Office for Baltimore County.

(See Estate No. 56430.)

TOGETHER with the building and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said MARIA APOSTOLOU, party of the second part, a bare Life Estate Without Powers, and from and immediately after the death of the said MARIA APOSTOLOU, party of the second part, then unto the said DIMITRIOS APOSTOLOU, MICHAEL APOSTOLOU and KOSTA APOSTLOU, as Tenants in Common, their personal representatives and assigns, in fee simple.

AND the said Grantors hereby covenant that they have not done nor suffered to be done any act, matter of thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and that she will execute such further assurances of the same as may be required.

#### LIBERT 3 3 5 FULIO 3 0 4

WITNESS the hands and seals of the said Grantor.

TEST:

Personal Representative of the Estate of William Apostolou, a/k/a, Vasilios Apostolou, late of Baltimore County.

Personal Representative of the Estate of William Apostolou, a/k/e, Vasilios Apostolou, late of Baltimore County.

STATE OF MARYLAND, BALTIMORE COMMY

, to wit:

I HEREBY CERTIFY that on this APER day of October, 1986, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared JOHN PATERAKIS and ANTOINETTE PATERAKIS, Personal Representatives of the Estate of William Apostolou, also known as Vasilios Apostolou, deceased, and they acknowledged the foregoing Deed to be their act.

AS WITNESS, my hand nd Notarial Seal.

#### This Deed, Made this

in the year one thousand nine hundred and

16th

day of

LIBER 2436 PAGE 125

February

fifty-four

by and between

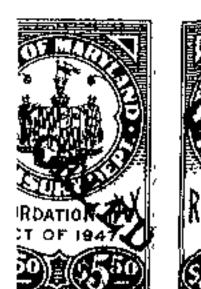
EASTBROOK HOMES INCORPORATED, a body corporate

of

in the State of Maryland, of the first part, and

CHARLES H. DAUGHERTY and PALMA M. DAUGHERTY, his wife, of Baltimore County, in the State of Maryland,

of the second part.



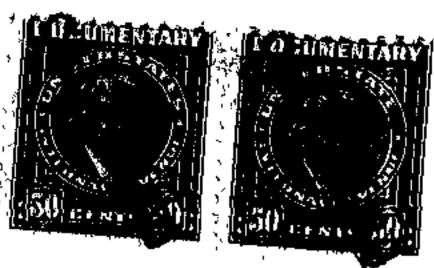


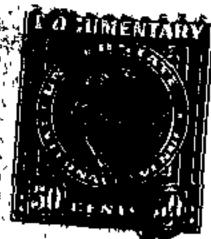






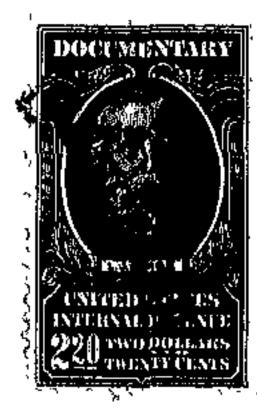






WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said party of the first part,





grant and convey unto the said parties of the second part, as tenants by the entireties, does their personal representatives

and assigns, all

that lot of ground

situate

Baltimore County

, State

aforesaid, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the North side of a Service Drive on the North side of Eastern Avenue, said point of beginning being forty-two and sixty-six one hundredths feet Northeasterly from another point designated by the coordinates of East 24,683.85, South 3,180.20 as shown on a Plat entitled: "2nd Resubdivision Plat of Part of Section 2-B Eastwoods, recorded in the Plat Records of Baltimore County in Liber G.L.B. No. 18 folio 95, running thence along the said North side of the said Service Drive North sixty-three degrees eleven minutes East eighteen feet, running thence and for part of the distance passing through the party wall of the house on the lot herein and the house adjacent to the East, North twenty-six degrees forty-nine minutes West one hundred sixty-six and eighty-six one hundredths feet to the South side of an existing twenty-foot alley, running thence on said alley with the use thereof in common, by a line curving to the right with a radius of one thousand, six hundred seventy-two and fifty-four one hundredths feet for a distance of eighteen and six one hundredths feet, running thence and for part of the distance passing through the party wall of the house on the lot herein and the house adjacent to the West, South twenty-six degrees forty-nine minutes East one hundred sixty-five and fifty-one one hundredths feet to the point of beginning. Being Lot No. 6K as shown on said plat of Eastwood. Improvements thereon being known as No. 7010 Eastern Avenue.

BEING ONE OF THE LOTS of ground which by Assignment dated October 5th, 1953 and recorded smong the Land Records of Baltimore County in Liber G.L.B. 2369 felic 49 was granted and assigned by Que Holding Corporation to the within named Grantor.

#### LIBER 2436 PAGE 126

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

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their personal representatives

and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of One hundred eight Dollars, payable half-yearly on the lst days of May and November in each and every year.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the boundsmandsmandsmandsmandsmandsmandsmand corporate seal of EASTBROOK HOMES INCORPORATED, Grantor, and the signature of ROBERT E. MEYERHOLD President.

Test:

/ EASTHROOK HOMES INCORPORATED

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Robert E. Mererhoft

Francisco (

LIBER 2436 PAGE 127

STATE OF MARYLAND,

CITY OF BALTIMORE

, TO WIT:

I HEREBY CERTIFY, That on this

16th

day of February

in the year one thousand nine hundred and

fifty-four

before me, the subscriber,

a Notary Public of the State of Maryland in and for

aforesaid,

Baltimore City,

personally appeared ROBERT E. MEYERHOFF, President of EASTBROOK HOMES INCORPORATED,

the grantor named in the above Deed, and

he

acknowledged the aforegoing Deed to be

its corporate

act.

AS WITNESS my hand and Notarial Seal.

CARMELLA M. TRINGALI

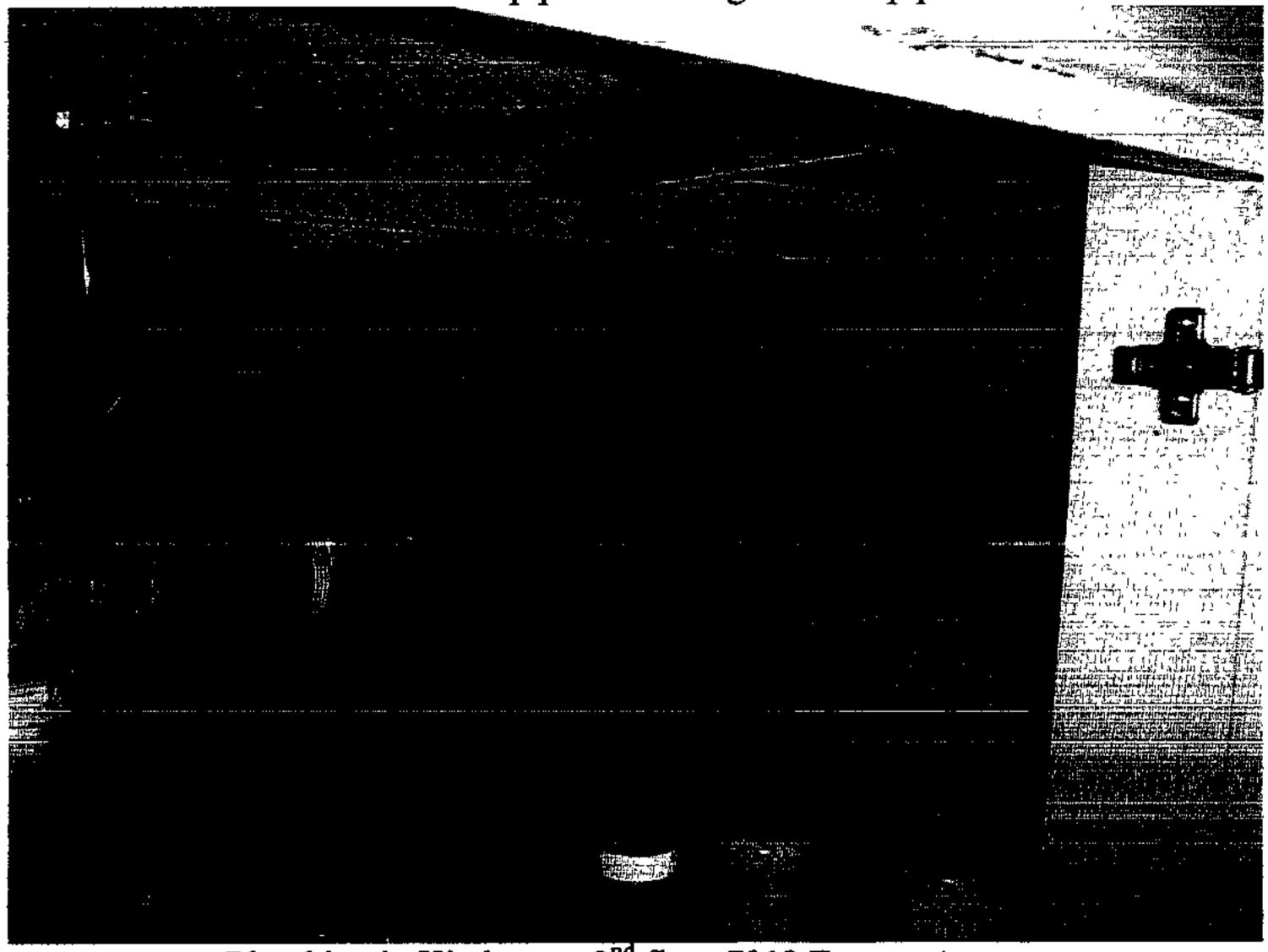
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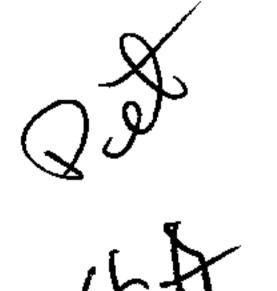
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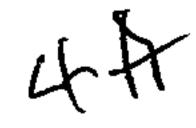


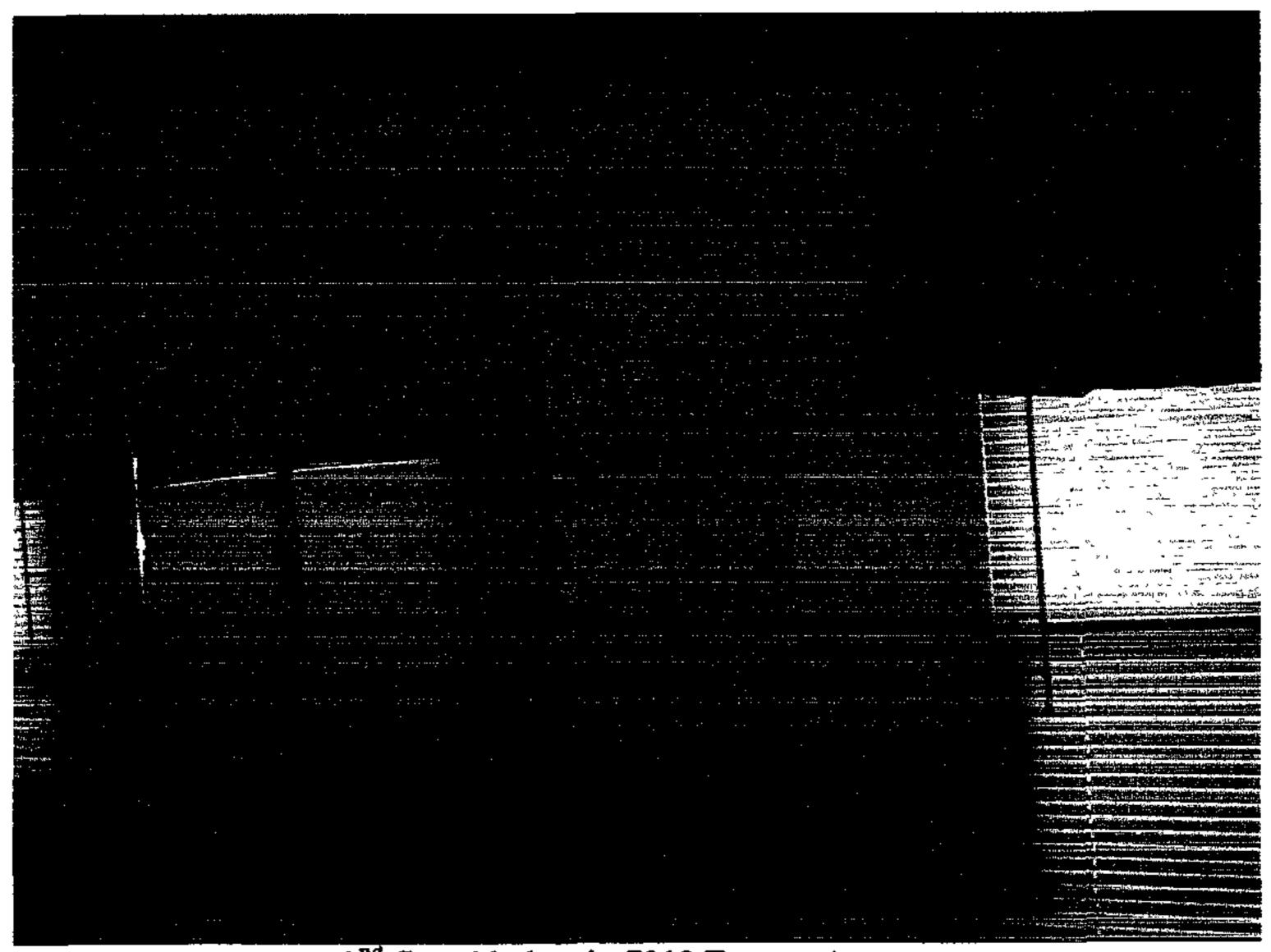
Plumbing in basement kitchen in 7012 Eastern Avenue Ductile Iron pipe connecting to waste pipe



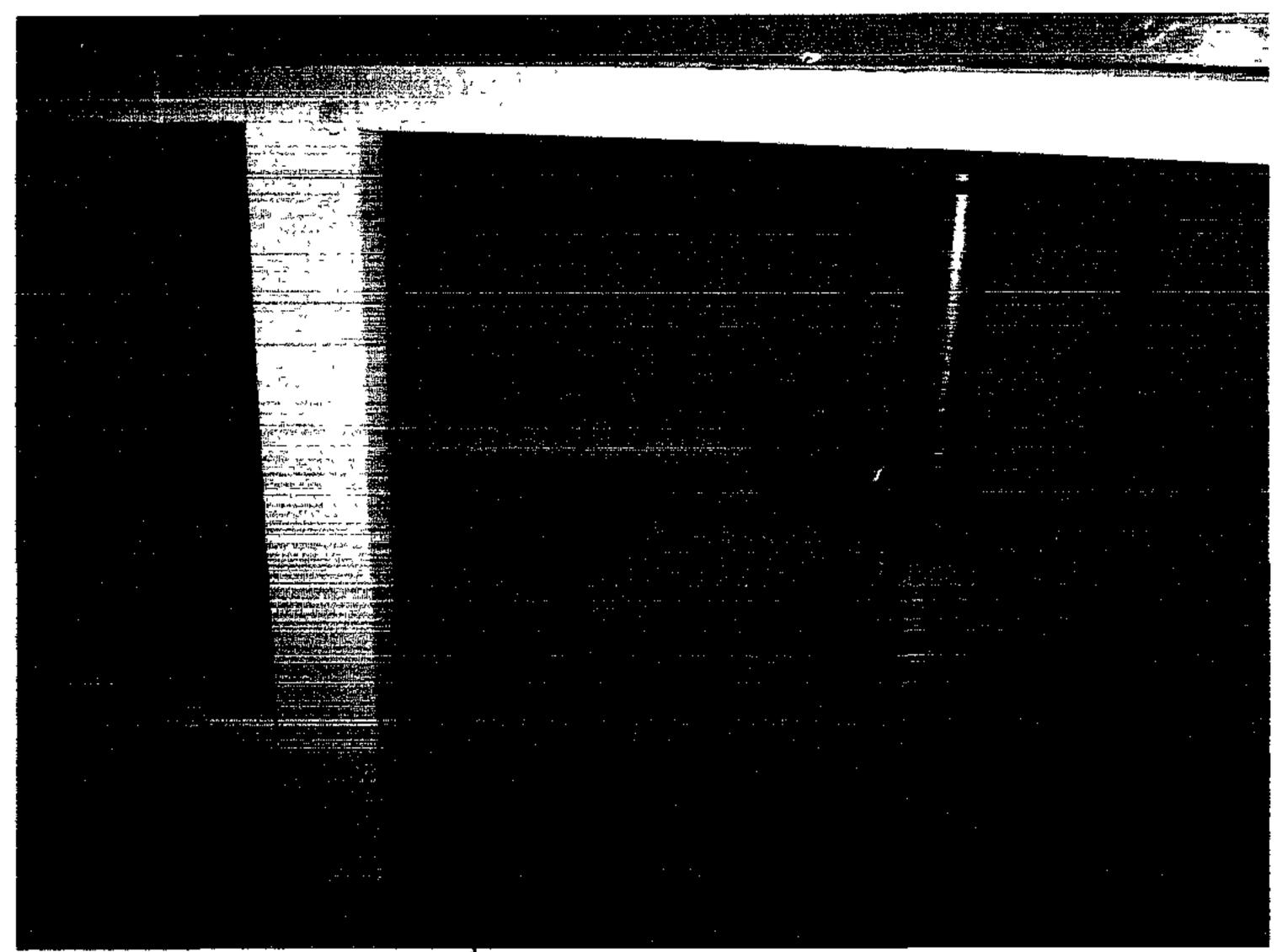
Plumbing in Kitchen on 2<sup>nd</sup> floor 7012 Eastern Avenue Ductile Iron pipe connecting waste pipe



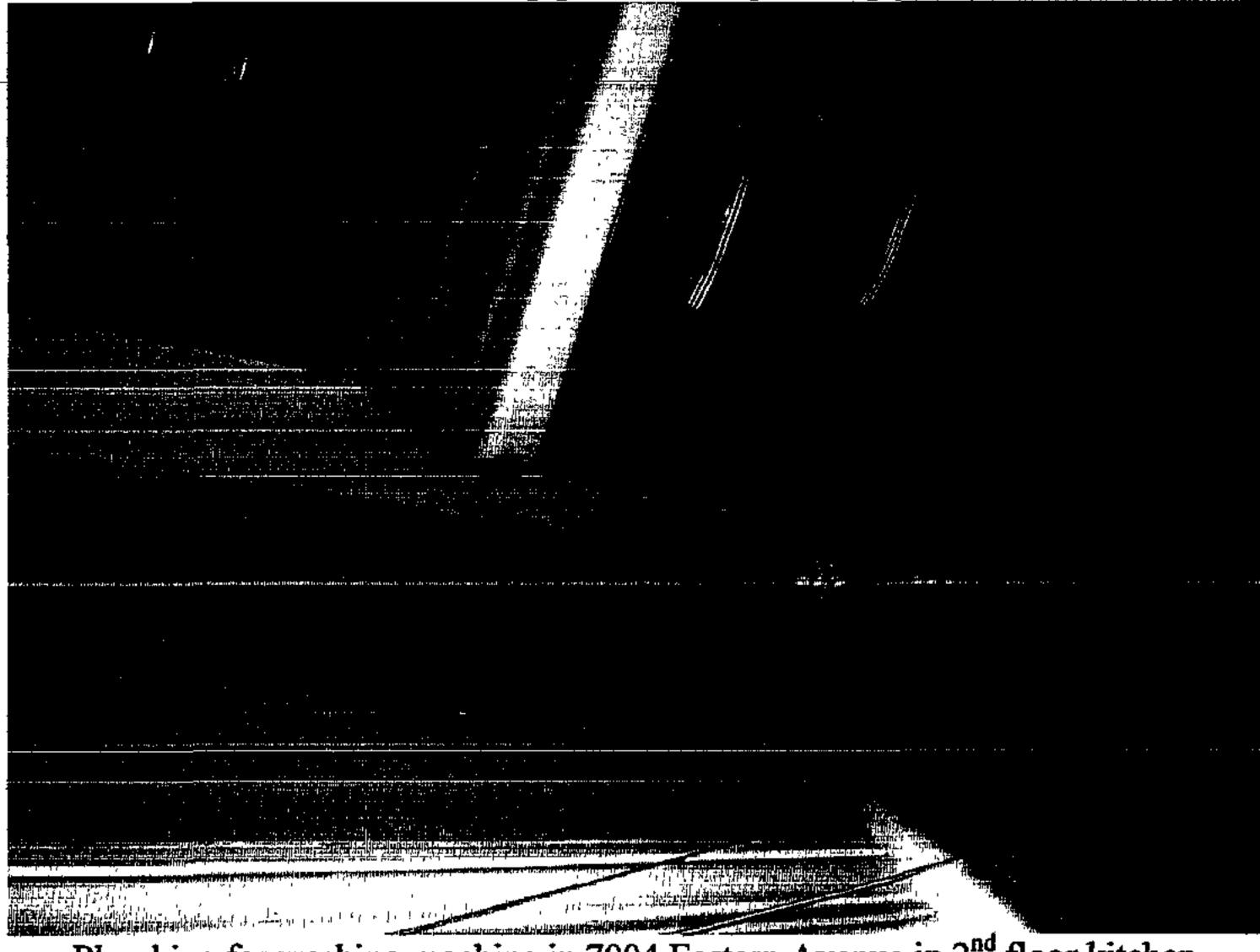




2<sup>nd</sup> floor kitchen in 7012 Eastern Avenue Existing pipe chase with plaster wall

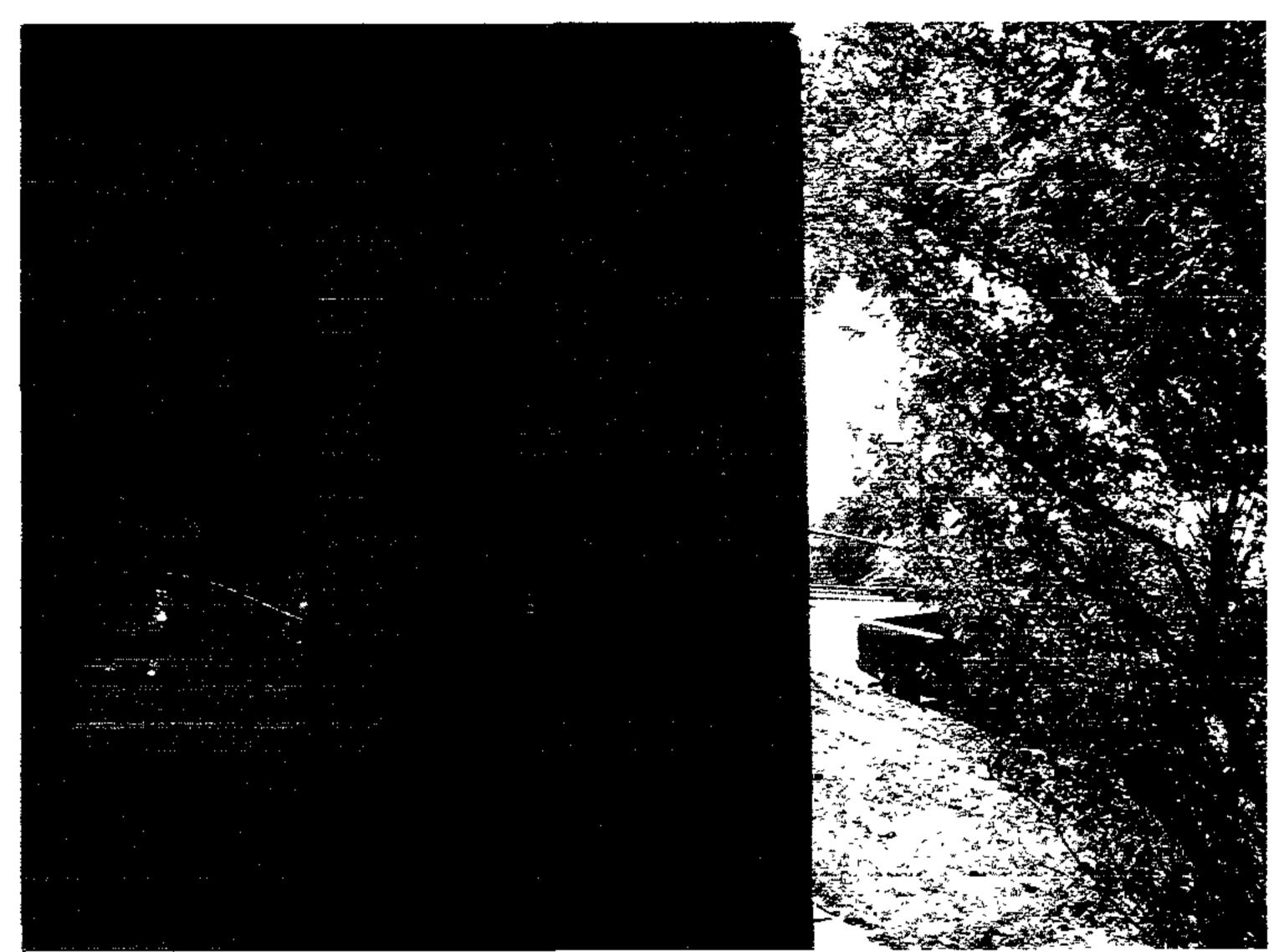


Plumbing in 2<sup>nd</sup> floor kitchen in 7004 Eastern Avenue Ductile Iron pipe connecting waste pipe

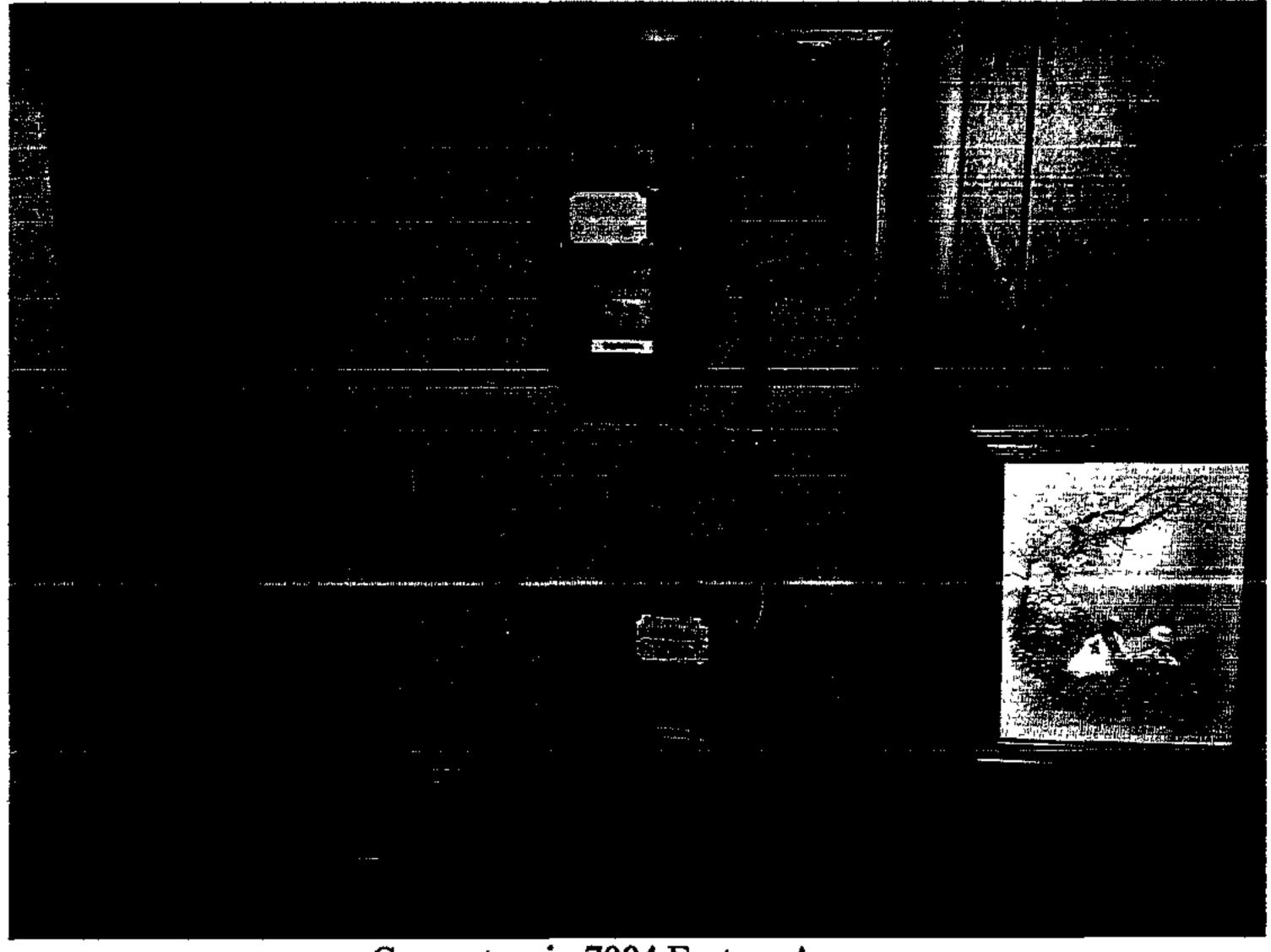


Plumbing for washing machine in 7004 Eastern Avenue in 2<sup>nd</sup> floor kitchen



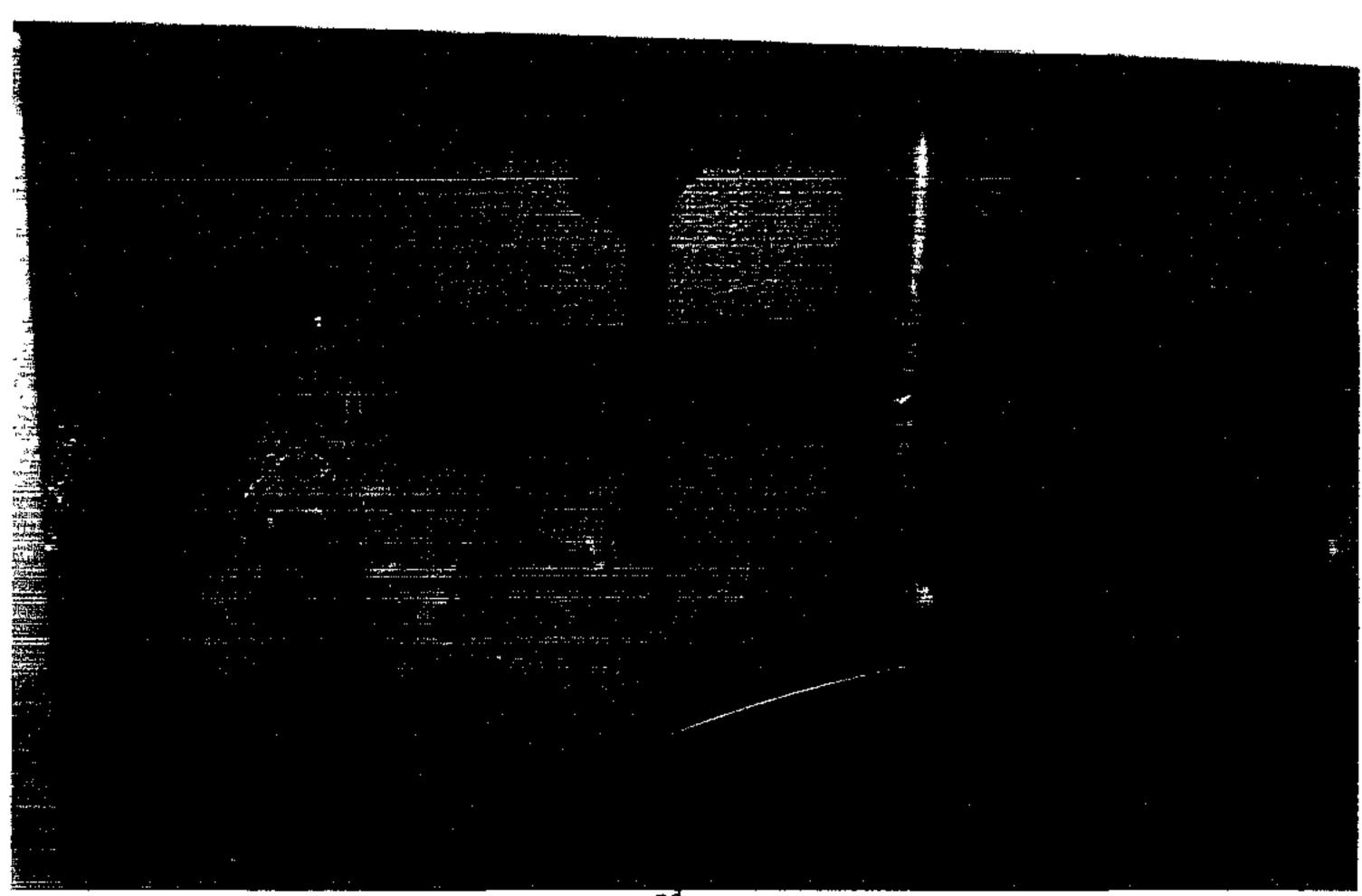


Electric meters on 7004 Eastern Avenue

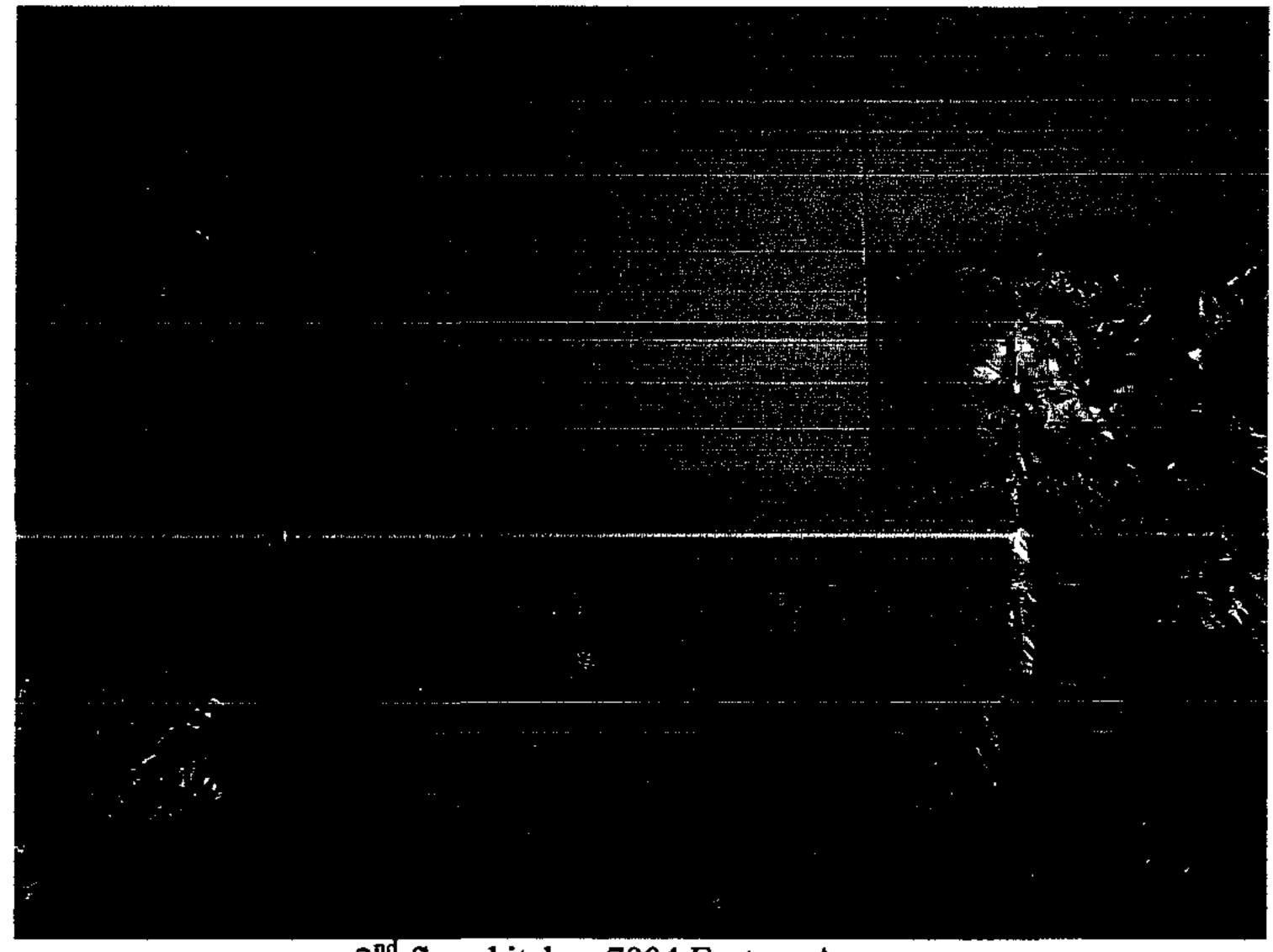


Gas meters in 7004 Eastern Avenue



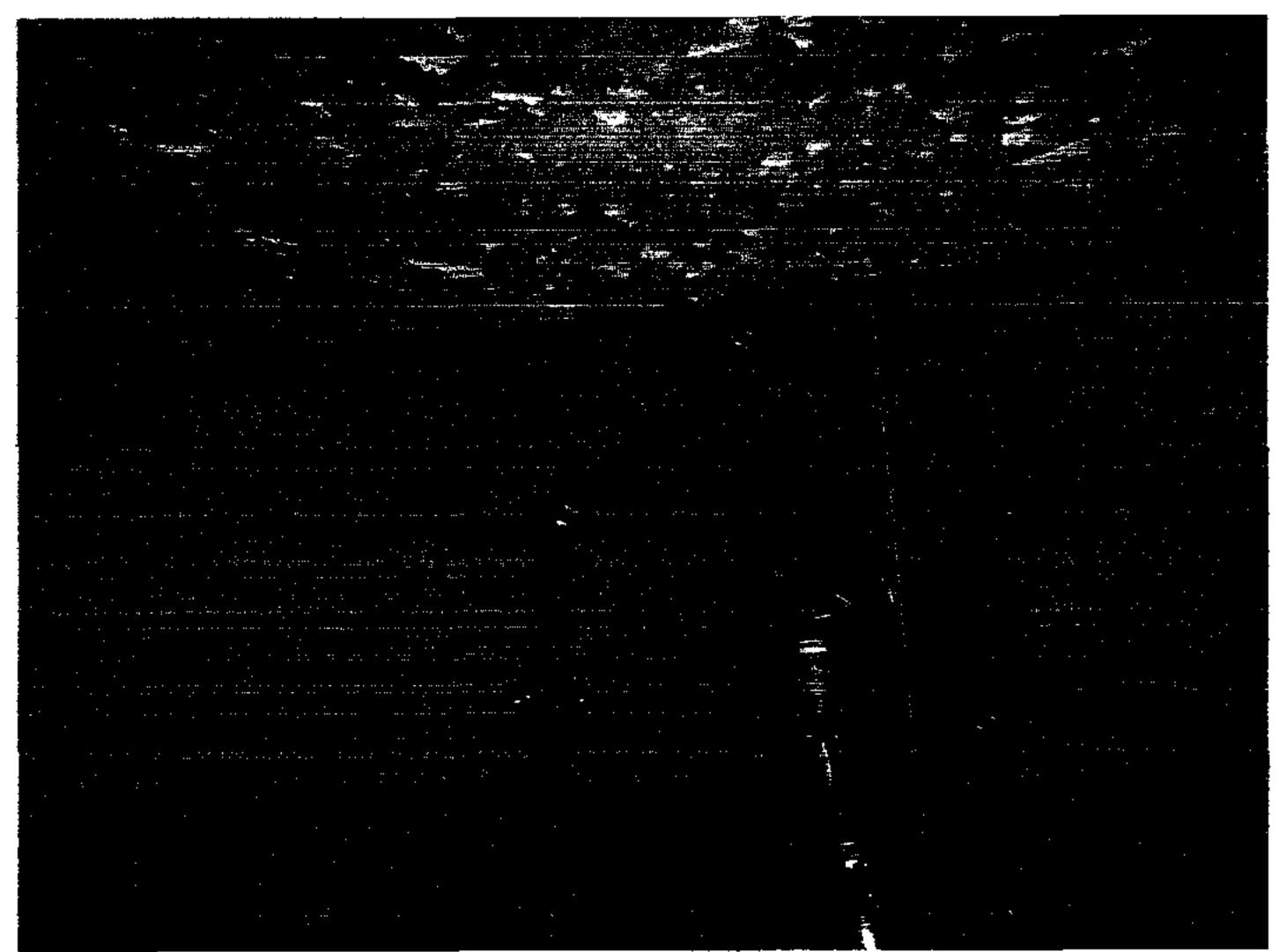


Plumbing in Kitchen on 2<sup>nd</sup> floor 7010 Eastern Avenue Ductile Iron pipe connecting waste pipe



2<sup>nd</sup> floor kitchen 7004 Eastern Avenue Existing pipe chase with plaster wall

48

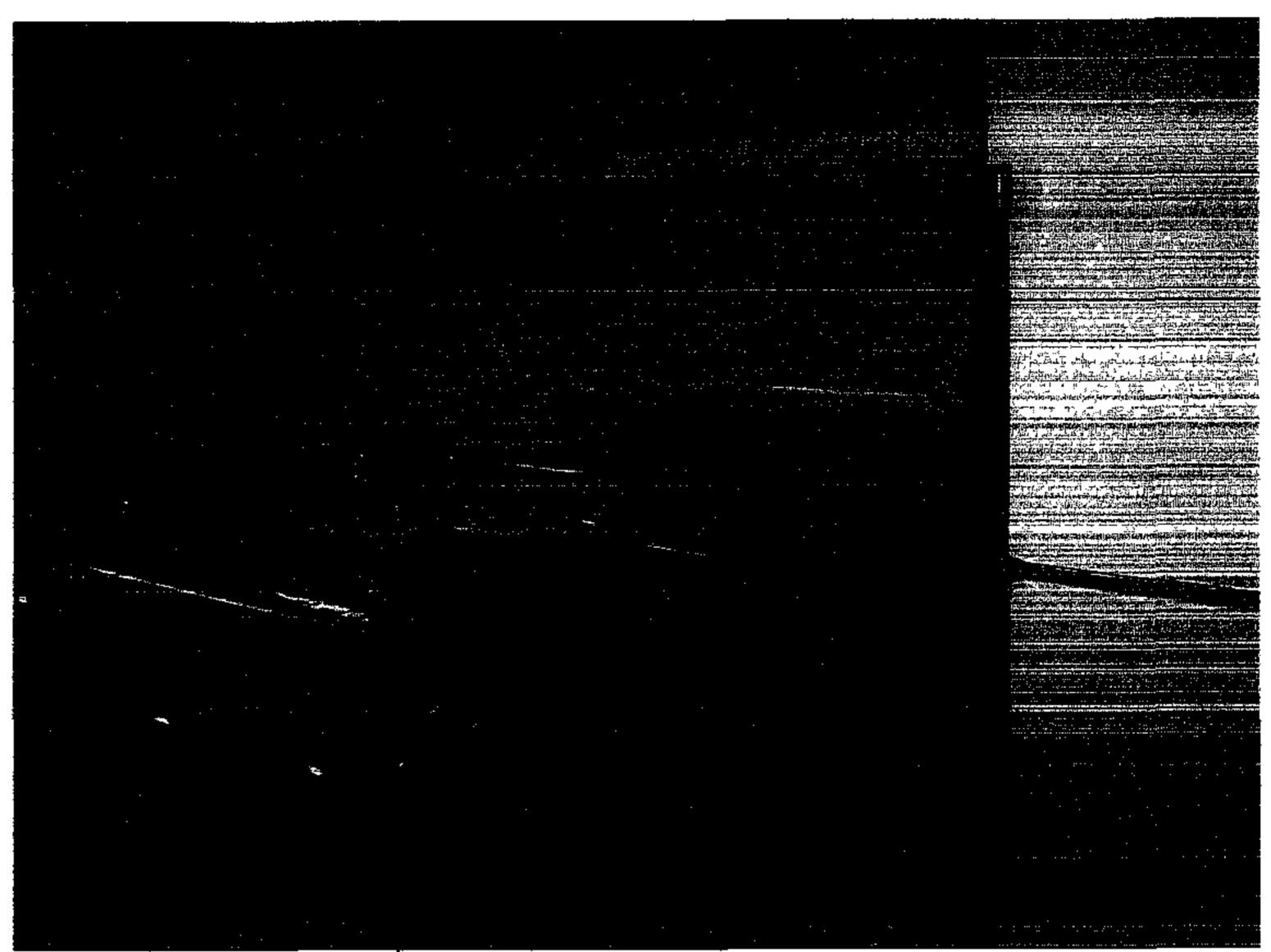


Plumbing to water heater 7012 Eastern Avenue

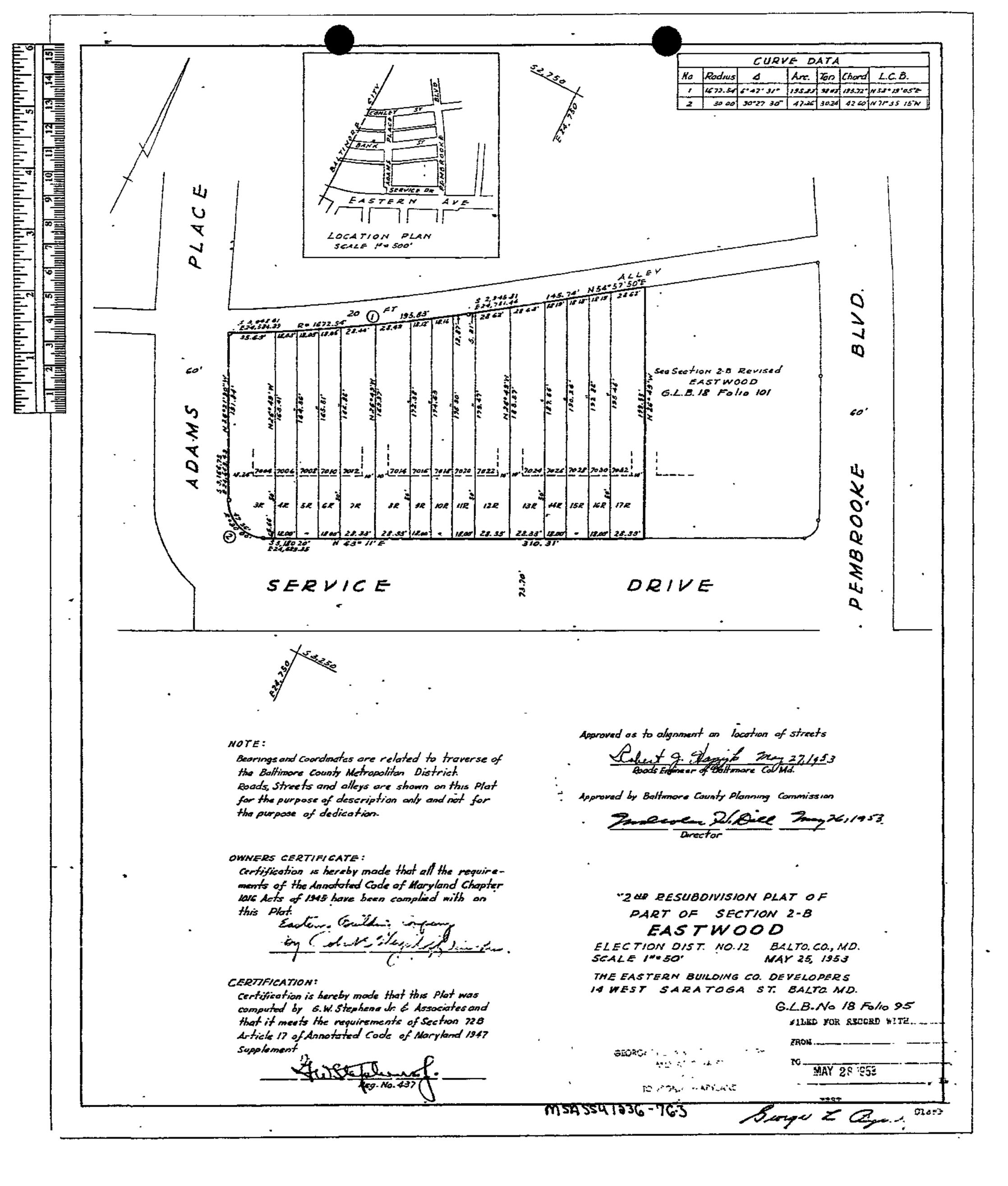


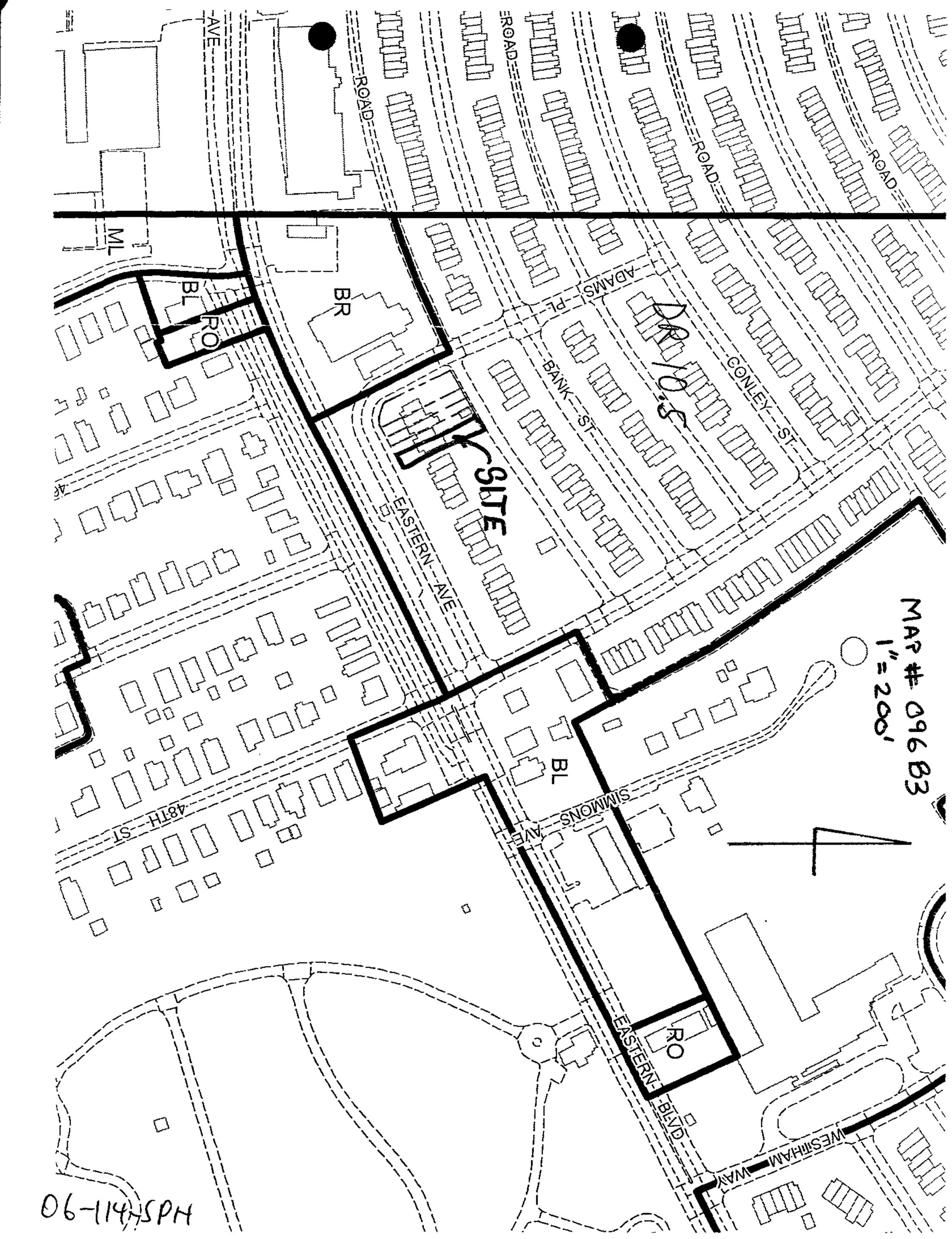
Plumbing in basement of 7012 Eastern Avenue Joists and flooring using circa 1950's construction

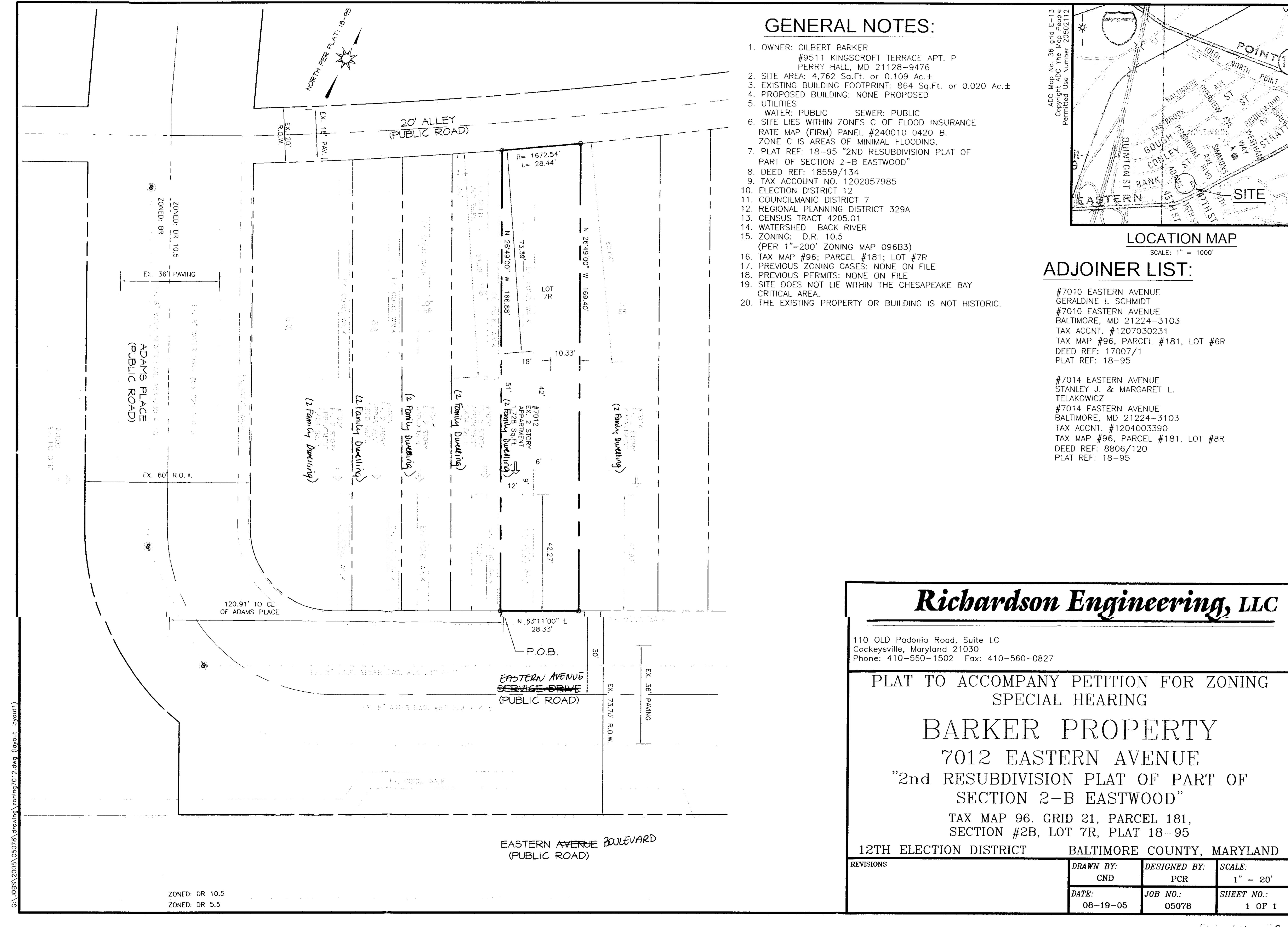
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2<sup>nd</sup> floor kitchen 7004 Eastern Avenue Existing pipe chase with plaster wall







PDLV0103F

Permits & Development - Livability System View Cases

Case No: 05-5997

| Notes:                                 | <b>_</b> . <b></b> . | <br>, , , ,,- | <br> | , , , , |  |  | , , , ,,, | <br> |  |
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Enter=Continue F12=Cancel

#### R7803 PAGE 260

THIS DEED, Made this  $19^{\frac{44}{12}}$  day of Jebruary, 1988, by and between Angela B. Bocianowski, of Baltimore County, in the State of Maryland, party of first part, Grantor, and Angela Barker, of Baltimore County, in the State of Maryland, party of the second part, Grantee.

WITNESSETH, That in for no consideration, the said Angela B. Bocianowski does grant and convey unto the said Angela Barker, her personal representatives and assigns, reserving, however, unto the said Angela B. Bocianowski, the Grantor herein, a life estate with full powers of disposition as hereinafter provided, all that lot of ground situate, lying and being in the County of Baltimore, in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the North side of a Service Drive on the North side of Eastern Avenue, said point of beginning being 60.66 feet Northeasterly from another point designated by the coordinates of East 24,683.85, South 3,180.20, as shown on a Plat entitled, "2nd Resubdivision Plat of Part of Section 2-B Eastwood", recorded in the Plat Records of Baltimore County in Liber GLB No. 18, folio 95, running thence along the said North side of the said Service Drive North 63 degrees 11 minutes East 28.33 feet, running thence North 26 degrees 49 minutes West 169.37 feet to the South side of an existing 20 foot alley, running thence on said alley with the use thereof in common, by a line curving to the right with a radius of 1,672.54 feet for a distance of 28.44 feet, running thence and for part of the distance passing through the party wall of the house on the lot herein and the house adjacent to the West, South 26 degrees 49 minutes East 166.86 feet to the point of beginning. Being Lot No. 7R as shown on said Plat of Eastwood. The improvements thereon being known as No. 7012 Eastern Avenue.

BEING the same lot of ground which by Assignment dated February 2. 1954 and recorded among the Land Records of Baltimore County in Liber GLB No. 2432 folio 191 was granted and conveyed by Eastbrook Homes, Inc. unto John P. Bocianowski and Angela B. Bocianowski. Subject to the payment of the annual ground rent of \$108.00.

BEING the same lot of ground which by Merger Deed dated December 6, 1971 and recorded among the Land Records of Baltimore County in Liber OTG No. 5237 folio 220 was granted and conveyed by Union Trust Company of Maryland, Trustee unto John P. Bocianowski and Angela B. Bocianowski, his wife, wherein the annual ground rent aforesaid was merged and extinguished. The said John P. Bocianowski departed this life on January 8, 1988 thereby vesting absolute fee simple title in the said Angela B. Bocianowski by right of survivorship.

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

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Angela Barker, her personal representatives and assigns, reserving, however, unto the said Angela B. Bocianowski, the Grantor herein, a

life estate with full powers of disposition, to grant, convey, sell, mortgage,

RECTIVED FOR TOWNER

STATE

And

for

3-1-88

SIGNATURE DATE 3-100 PM 3.1.

3. Hour Jackmin. 11