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

(7012, 7010, 7004 & 7006 Eastern Avenue)

Gilbert T. Barker, Sr., Geraldine I. Schmidt, William S. Streeter, & Maria Apostolou *Petitioners*

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

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).

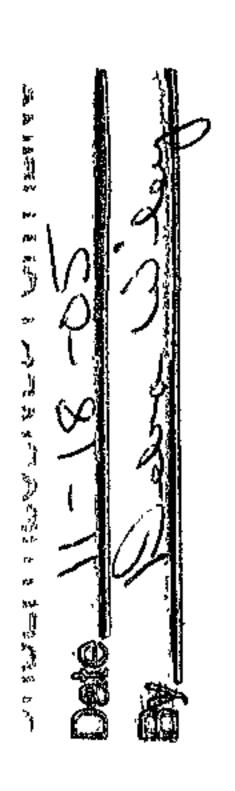
Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-conforming use for a two-family dwelling within a group house.

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?

81-18

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

Partition of the Children of the Control of the Con

Zoning Commissioner

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



Baltimore County

James T. Smith, Jr., County Executive
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

c: 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





Date

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7004 Eastern Avenue which is presently zoned D.R. 10.5

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

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

		is the	subject of this Petition.	
Contract Purchaser/Lessee:		<u>Lega</u>	al Owner(s):	
·	·		liam S. Streeter	
Name - Type or Print	Name - Ty	/pe o	Willer Strute	
Signature	•	Signatu	ure	
Address Telephone No.	•	Name -	- Type or Print	
City State Zip Code	•	Signatu	· ·	
Attorney For Petitioner:			Right Elevator Drive 410-391	
		Addres	· · · · · · · · · · · · · · · · · · ·	one No.
John B. Gontrum, Esquire	·	<u>Bal</u>	timore, MD 21220	
Name - Type or Print	Ofty		State Zip Code	•
460 A 1		Repr	resentative to be Contacted:	
Signature				
Whiteford, Taylor & Preston, LLP	•		n B. Gontrum, Esquire	··
Company		Name	1	022 20/
210 W. Pennsylvania Avenue Address 410-832-2000 Telephone No.	-	210 Addres		-832-200
440-652-2000				16 140.
City State Zip Code	-	TOW:	rson, MD 21204 State Zip	Code
City City 24 Code		Oity	i crate ·	, 0040
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RE 9/15/98	Reviewed	RÀ	Date (C)	
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110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

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

ZONING DESCRIPTION FOR 7004 EASTERN AVENUE 12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the north side of Eastern Avenue, (parallel to the north side of Eastern Boulevard) a right- of-way 73.70 feet wide at the distance of 60 25 feet north east of the centerline of the nearest improved intersecting street Adams Place, a right-of-way 60.00 feet wide. Being lot #3R, section #2B in the subdivision of EASTWOOD as recorded in Baltimore County Plat Book #18, Folio #95, containing 5,702 Sq.Ft. or 0.131 Ac.+/-. Also known as 7004 Eastern Avenue and located in the 12th. Election District, 7th Councilmanic District.

06-138-SPH

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

Case: #06-135-SPH 7004 Eastern Avenue N/side of Eastern Avenue, 60.25 feet n/east of Adams Place -

12th Election District 7th Councilmanic District Legal Owner(s): William S. Streeter

Streeter
Special Hearing: to approve a non-conforming use for a two-family dwelling within a group house.
Hearing: Monday, November 7, 2006 at 10:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204 21204.

WILLIAM J. WISEMAN, III Zoning Commissioner for Baltimore County

Haitimore 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.
10/199 Oct 20 71610

10/199 Oct. 20 71610

CERTIFICATE OF PUBLICATION

10/20,2005
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 10 20 ,2005.
₩. cm. + cc
The Jeffersonian Arbutus Times
🖵 Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NÉ Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: 06-135-5F
	Petitioner/Developer: WILLIA
	S. STREETER
	Date of Hearing/Closing: 2/0\7
Baltimore County Department of	
Permits and Development Management County Office Building, Room 111	1 1
111 West Chesapeake Avenue	}
Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perjury	that the necessary sign(s) required by law we
posted conspicuously on the property located at:	
7004 EASTERN	AVE
ndess - and the state of the s	
The sign(s) were posted on	27 21 2005 .
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(Moi	ith, Day, Year)
	erely,
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Since	erely,
Since	erely, (Signature of Sign Poster) (Date)
Since	erely, (Signature of Sign Poster) SSG Robert Black
Since	erely, (Signature of Sign Poster) (Date)
Since	erely, (Signature of Sign Poster) SSG Robert Black
Since	Pokert Blash 10-2 (Signature of Sign Poster) SSG Robert Black (Print Name)
Since	Cokert Black (Signature of Sign Poster) (SSG Robert Black (Print Name) 1508 Leslie Road
Since	Cobert Black (Signature of Sign Poster) (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222
Since of the second sec	Clerk, Day, Year) Polest Black (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code)
Since of the second sec	Cobert Black (Signature of Sign Poster) (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222
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Since of the second sec	Clity, State, Zip Code) (Signature of Sign Poster) (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 11, 2005 Issue - Jeffersonian

Please forward billing to:

John Gontrum

Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue

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: 06-135-SPH

7004 Eastern Avenue

N/side of Eastern Avenue, 60.25 feet n/east of Adams Place

12th Election District – 7th Councilmanic District

Legal Owner: William S. Streeter

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

Hearing: Tuesday, October 25, 2005 at 11:00 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

Tel: 410-887-3353 • Fax: 410-887-5708

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



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: 06-135-SPH

7004 Eastern Avenue

N/side of Eastern Avenue, 60.25 feet n/east of Adams Place

12th Election District – 7th Councilmanic District

Legal Owner: William S. Streeter

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

Hearing: Tuesday, October 25, 2005 at 11:00 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 William S. Streeter, 2 Right Elevator Drive, Baltimore 21220

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

Thursday, October 20, 2005 Issue - Jeffersonian

Please forward billing to:

John Gontrum

Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue

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: 06-135-SPH

7004 Eastern Avenue

N/side of Eastern Avenue, 60.25 feet n/east of Adams Place

12th Election District – 7th Councilmanic District

Legal Owner: William S. Streeter

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

Hearing: Monday, November 7, 2005 at 10:00 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: 06-135-SPH

7004 Eastern Avenue

N/side of Eastern Avenue, 60.25 feet n/east of Adams Place

12th Election District – 7th Councilmanic District

Legal Owner: William S. Streeter

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

Hearing: Monday, November 7, 2005 at 10:00 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 William S. Streeter, 2 Right Elevator Drive, Baltimore 21220

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 a 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:06-135-SPH, 7004 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 2, 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.

Very truly yours, Call Richard S

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
William S. Streeter 2 Right Elevator Drive Baltimore 21220



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

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

September 13, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of September 19, 2005

Item No. 131 134 and 135

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

Proposed building plans shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt Fire Marshal's Office 410-887-4880 MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 19, 2005

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 26, 2005

Item Nos. 126, 128, 129, 130,132, 133, 134 and 135

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-09192005.doc

BALTIMORE COUNTY, MARYLA

SEP 2 6 2005

INTER-OFFICE CORRESPONDENCE ZOWNG COMMISS.

DATE: September 23, 2005

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 6-135- Special 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:

9.13.05

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

RE:

Baltimor County
Item No. 135

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

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

DATE:

September 27, 2005

TO:

W. Carl Richards, Jr.

Zoning Review Supervisor

FROM:

Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 135

Legal Owner/Petitioner: William S. Streeter

Contract Purchaser:

Property Address: 7004 Eastern Avenue

Location Description: North side of Eastern Avenue, 60.25 feet northeast of Adams

Place

VIOLATION INFORMATION:

Case No.: 05-5993

Defendants: William S. Streeter

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 printout

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 Symmetry View Cases

Case No: <u>05-5993</u>

Address: 07004 EASTERN AVE 21224

Inspec: RIOUX ____ Inspec2: ____ Date Inspec: 11/18/2005

Close: <u>0/00/0000</u> Activity: ____ Delete: _

Problem: HOUSE CONVERTED INTO 2 APTS

CL Name: <u>TURNER</u> <u>LISA</u>

CL Address: 00000 _____

CL Home Phone: _____ CL Work Phone: 410-554-2940 Tax Acct. 1206058740

Owner: WILLIAM SCOTT STREETER

Enter=Continue F12=Cancel PDLV0103F

Permits & Development - Livability Symem

View Cases

Case No: <u>05-5993</u>

Enter=Continue

F12=Cancel

Notes: 7/13/05 OBSERVED 2 MAIL BOXES ON FR	RONT OF HO	OUSE, MARKED	#1 & #2,	HAD DI
FFERENT NAMES ON BOXES, 2 METERS ON REAR. IS	SSUED A NO	OTICE. CALLED	& SPOKE	W/COMP
L. TO UPDATE. P/U ON 8/25/05. DR/SS		· · · · · · · · · · · · · · · · · · ·		
**8/26/05 OWNER FILED FOR HEARING. COMPL.	UPDATED.	P/U ON 11/18	/05.	DR/SS
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RE: PETITION FOR SPECIAL HEARING
7004 Eastern Avenue; N/side Eastern Avenue,
60.25' NE Adams Place
12th Election & 7th Councilmanic Districts
Legal Owner(s): William S. Streeter
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-135-SPH

ENTRY OF APPEARANCE

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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 15th day of September, 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).

RECEIVED

SEP 1 5 2005

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

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

Dear Mr. Gontrum:

RE: Case Number: 06-135-SPH, 7004 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).

Very truly yours,

Lunghy Korroco

Timothy Kotroco

Director

TK:klm

C: William Streeter, 2 Right Elevator Drive, Baltimore 21220

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
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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

Re: Schedule for Special Hearings:

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.

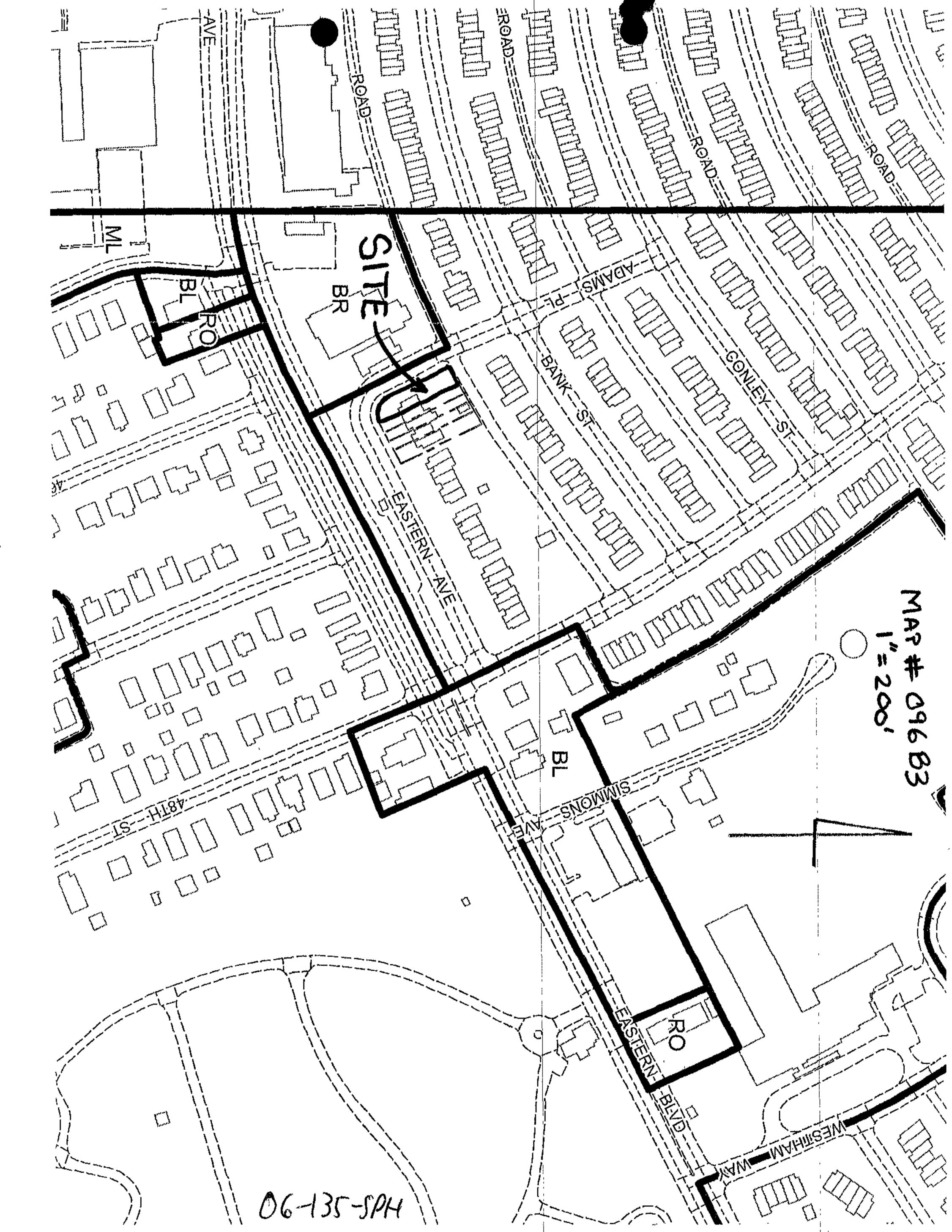
Sincerely.

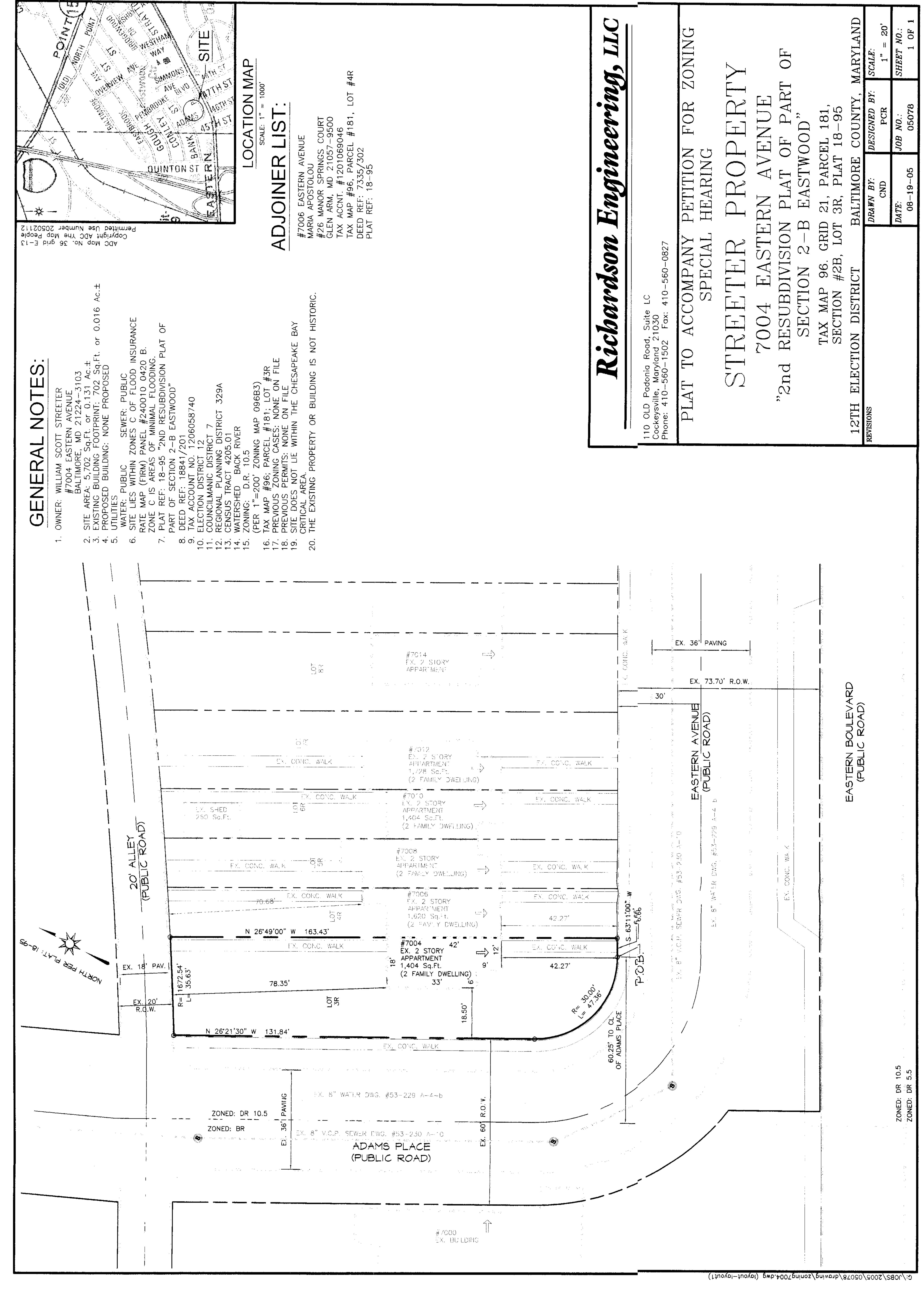
Audra Trouland Cathell

ATC:ac

Cc: John Gontrum, Esq.

343764





HUS-581-90