

IN RE: **PETITION FOR VARIANCE**

S/S Philadelphia Road, 82' SW of the c/l
Spring Avenue
(8237 Philadelphia Road)
15th Election District
7th Council District

David F. McNew, II, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 06-330-A**

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, David F. McNew, II and his wife, Kelly McNew. The Petitioners request a variance from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-unit duplex dwelling to be situated on a lot having a width of 75 feet at the front building line in lieu of the required 80 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were David and Kelly McNew, property owners. There were no Protestants or other interested persons present; however, it is to be noted that an unsigned letter was received from a concerned resident of the Rosedale area requesting that the property be limited to use as a single-family residence. This letter incorrectly referred to the property as 8257 Philadelphia Road.

The subject property at issue is a rectangular shaped parcel located on the south side of Philadelphia Road, between Neighbors Avenue and Spring Avenue in Rosedale. The property contains a gross area of .46 acres, more or less, and is split zoned D.R.5.5 and B.1.. In this regard, the property immediately to the east is improved with a commercial building (dental offices). The property to the west is used for residential purposes. The subject property is improved with a two-story dwelling, which contains two apartments, and a detached garage. Apparently, the house

ORDER RECEIVED FOR FILING

Date

By

3/14/16
[Signature]

has existed on the property since 1924. In addition, a paved parking area for up to six vehicles is located between the house and the garage along the north side of the property and there are two paved parking spaces in front of the building adjacent to Philadelphia Road. At issue in this case, is the Petitioners' proposal to use the property as a two-apartment dwelling.

In this regard, testimony indicated that the Petitioners have owned and resided on the property since February 1996. Testimony indicated that the house was set up as two separate units, served by separate entrances, electrical meters, etc. There is no internal connection within the dwelling from one unit to the other, and each unit has its own kitchen and separate heating/ventilation systems. At the time of their purchase, the first floor was used as a craft shop, and the second floor contained living quarters. The Petitioners resided on the second floor until December 1999, when the entire building sustained structural damage and was rendered uninhabitable. The Petitioners moved from the property during the rebuilding process and now reside elsewhere; however, have elected to rent both units to other individuals (Van Skripicz, second floor tenant, and Germiel Paul, first floor tenant). Pertinent parts of the fire restoration contract were submitted into evidence as Petitioner's Exhibit 2 and show that the first and second floor stairways, kitchens, bedrooms, and bathrooms were reconstructed.

In any event, following completion of the restoration, an anonymous complaint was filed (Case No. 05-4951) alleging that an illegal conversion of the dwelling into two apartments had occurred. In this regard, when permits were issued for the renovations, the contractor identified the building as a single-family dwelling. There were other complaints regarding the accumulation of trash and debris, Petitioners' failure to maintain the property (cut grass), and illegal parking of recreational vehicles (boat). At the hearing, Mr. McNew attributed these problems to the fire, which destroyed the majority of their personal possessions, and stated that it took some time to sort through and dispose of those things that were not salvageable.

Mr. McNew argued that the building has contained two separate units for many years and that the proposed conversion is appropriate in this instance. In support of the request, he submitted into evidence a letter from James G. Thomas, a State Farm agent, who previously

RECEIVED FOR FILING
3/16/06
Rj

resided on the adjacent property for over 20 years, and who insured the subject property for the Petitioners. His letter indicates that the home always contained two apartments and that they were always rented. The Petitioners also have the support of their adjacent neighbors on either side; namely, Joan Novak, who resides at 8235 Philadelphia Road, and Dr. Edward Rose, whose dental office is located at 8241 Philadelphia Road.

Variance relief is requested from Section 402.1 of the B.C.Z.R. to allow the two-unit dwelling to be situated on a lot having a width of 75 feet. That Section requires a minimum lot width of 80 feet for duplex dwellings in the D.R.5.5 zone.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the requested relief. Obviously, the Petitioners are unable to meet the 80-foot lot width requirement. Thus, it is clear that strict compliance with Section 402.1 of the B.C.Z.R. would result in a practical difficulty and unreasonable hardship for the Petitioners. It is equally clear that the house has existed on the property since 1924 and its use as a two-unit dwelling has been ongoing for many years without prior complaint, as evidenced by the letter from Mr. Thomas. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and the immediate neighbors support the proposal. Thus, I find that relief can be granted without detrimental impact to the adjacent properties or the surrounding locale. However, as a condition to the relief granted, the Petitioners shall be required to regularly maintain the property in good condition, free of all trash and debris, and in compliance with all zoning and building code regulations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of March 2006 that the Petition for Variance seeking relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-unit duplex dwelling to be situated on a lot having a width of 75 feet at the front building line in lieu of the required 80 feet,

in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall regularly maintain the property in good condition, free of all trash and debris, and in compliance with all zoning and building code regulations.
- 3) There shall be no storage of damaged, disabled or untagged vehicles on the property, and the storage of any recreational vehicle on the property shall be in accordance with the Baltimore County Zoning Regulations.
- 4) Within sixty (60) days of the date hereof, the two parking spaces located in the front yard shall be removed and that area landscaped with lawn and shrubbery.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Baltimore County Code Section 32-3-401.

WJW:bjs


WILLIAM J. WISEMAN III
Zoning Commissioner
for Baltimore County

COPIES RECEIVED FOR FILING
DATE 3/14/06
bjs



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 15, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. David F. McNew
819 Cedar Grove Road
Baltimore, Maryland 21221

RE: **PETITION FOR VARIANCE**
S/S Philadelphia Road, 82' SW of the c/l Spring Avenue
(8237 Philadelphia Road)
15th Election District – 7th Council District
David F. McNew, et ux - Petitioners
Case No. 06-330-A

Dear Mr. & Mrs. McNew:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a large, stylized star or asterisk symbol.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

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



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8237 Philadelphia Rd.
which is presently zoned DRS 5/BL

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 Variance from Section(s) 402.1 (BCZR)

TO PERMIT A 2 UNIT DUPLEX ^{DWELLING} TO BE SITUATED ON A LOT HAVING 75' LOT WIDTH AT THE FRONT BUILDING LINE IN LIEU OF THE REQUIRED 80'

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DISCUSSED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Telephone No.

State

Zip Code

Case No. D6-330-A

Legal Owner(s):

David F. Mc New II

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

David Mc New

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LM Date 1/6/06

RECEIVED FOR FILING
3/10/06
REV 10/08

ZONING DESCRIPTION FOR 8237 Philadelphia Road

Beginning at a point on the south side of Philadelphia Rd. which is 40 feet wide at the distance of 95 feet west of the centerline of the nearest improved intersecting street Spring Avenue which is 30 feet wide. As recorded in Deed Liber 11429, Folio 31 S.56 13'W.75 ft., S.33 47'E.280 ft., N.56 13'E.75 ft., and N.33 47'W.280 ft. to the place of beginning. Containing .46 Acre (21,000 Sq. Ft.) Also known as 8237 Philadelphia Road and located in the 15th election district, 7th councilmanic district.

Fl 330

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2832

DATE 1/6/06

ACCOUNT

01-370-6150

AMOUNT

\$ 65 00

RECEIVED
FROM

D. McHEW II

FOR

06-330-A

RECEIVED
BY

PER - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME PER
1/06/2006 1706/2006 09:47:41 1

REG. NO. WALKIN DRIC JNR

>RECEIPT # 28328 1/06/2006 09:47:41

Dept 5 528 ZONTOS IDENTIFICATION

CR NO. 002832

Receipt Int. 625.00

\$65.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #06-330-A

8237 Philadelphia Road

South side of Philadelphia Road, 82 feet southwest of Spring Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): Kelly and David F. McNew

Variance: to permit a 2 unit duplex dwelling to be situated on a lot having 75 foot lot width at the front building line in lieu of the required 80 feet.

Hearing: Tuesday, February 7, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3368.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 1/7/06 Jan. 24 82204

CERTIFICATE OF PUBLICATION

1/27/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/24/2006.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 06-330-A

Petitioner/Developer: KELLY
DAVID F. MCNEW

Date Of Hearing/Closing: 2/7/06

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8237 PHILADELPHIA ROAD

This sign(s) were posted on January 22, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 1/22/06
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

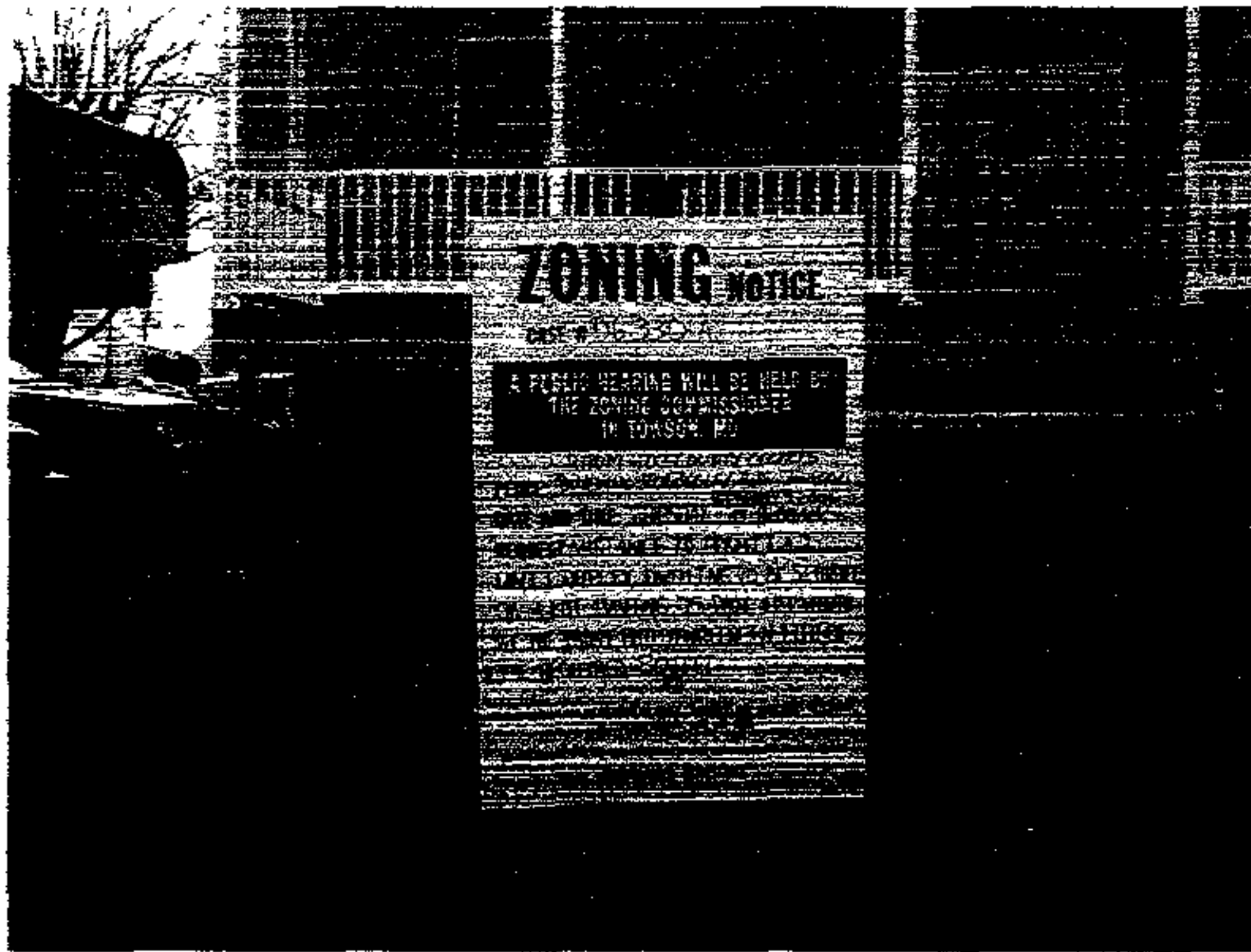
16 Salix Court

Address

Balto, Md 21220

(443-629-3411)

im000547 (1152x864x24b jpeg)



Martin Ogle 1/22/06



January 13, 2006

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: 06-330-A

8237 Philadelphia Road

South side of Philadelphia Road, 82 feet southwest of Spring Avenue

15th Election District, 7th Councilmanic District

Legal Owners: Kelly and David F. McNew

Variance to permit a 2 unit duplex dwelling to be situated on a lot having 75 foot lot width at the front building line in lieu of the required 80 feet.

Hearing: Tuesday, February 7, 2006 @ 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Kelly & David F. McNew, II, 8237 Philadelphia Road, Rosedale, MD 21237

- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 23, 2006.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 19, 2006 Issue - Jeffersonian

Please forward billing to:
David McNew (410-977-8346)
8237 Philadelphia Road
Baltimore, MD 21237

NOTICE OF ZONING HEARING

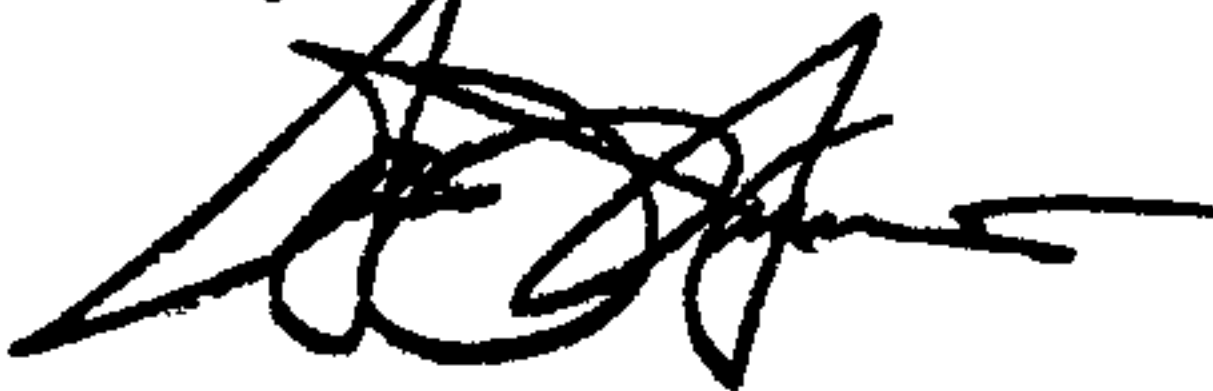
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-330-A

8237 Philadelphia Road
South side of Philadelphia Road, 82 feet southwest of Spring Avenue
15th Election District, 7th Councilmanic District
Legal Owners: Kelly and David F. McNew

Variance to permit a 2 unit duplex dwelling to be situated on a lot having 75 foot lot width at the front building line in lieu of the required 80 feet.

Hearing: Tuesday, February 7, 2006 @ 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 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 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 06-330-A
Petitioner: David + Kelly Mc New
Address or Location: 8237 Philadelphia Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Mc New
Address: 8237 Philadelphia Rd.
Balto. MD 21237

Telephone Number: 410-977-8346

**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*

February 6, 2006

David F. McNew, II
Kelly McNew
8237 Philadelphia Road
Rosedale, Maryland 21237

Dear Mr. and Mrs. McNew:

RE: Case Number: 06-330-A, 8237 Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 6, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

JANUARY 20, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: January 16, 2006

Item No.: 328, 329, 330, 331, 333, 334, 335

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

Acting Lt. David Heath
Fire Marshal's Office
(O) 410-887-4381
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 31, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 23, 2006
Item Nos. 328, 329, 330, 331, 332, 333, and 335

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-01312006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 27, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-330-Variance**

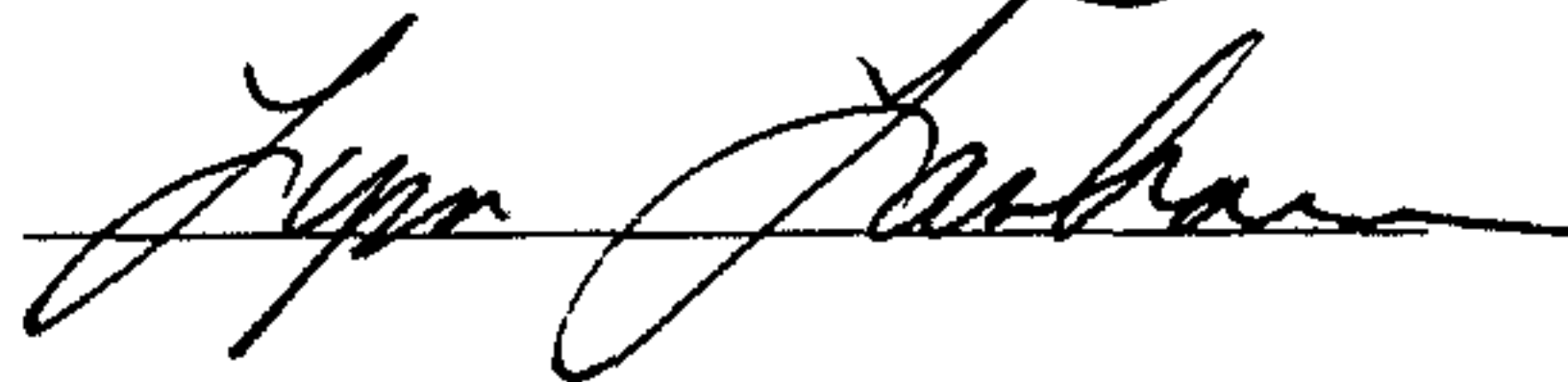
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 1.17.06

RE: Baltimore County
Item No. 330

LTM

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

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR VARIANCE * BEFORE THE
8237 Philadelphia Road; S/S Philadelphia *
Road; 82' SW Spring Avenue * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): David F. & Kelly McNew * FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 06-330-A

* * * * *

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 and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of January, 2006, a copy of the foregoing Entry of Appearance was mailed to, David & Kelly McNew, 8237 Philadelphia Road, Rosedale, MD 21237, Petitioner(s).

RECEIVED

JAN 18 2006

For *CLB*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: January 24, 2006

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

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

SUBJECT: Item No.: 330
Legal Owner/Petitioner: David F. and Kelly McNew
Contract Purchaser:
Property Address: 8237 Philadelphia Road
Location Description: South side of Philadelphia Road, 82 feet southwest of Spring Avenue

VIOLATION INFORMATION: **Case No.: 05-4951**
Defendants: David F. and Kelly McNew

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:

Complaint letter
Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Citation
Service Notice/Certified Mail Receipt
Final order from Hearing Officer
Other: copy of building permit

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: Ed Creed

JDE ENFORCEMENT REPORT

DATE: 5/30/05 INTAKE BY: EC CASE #: 054951 INSPEC: 3

COMPLAINT
LOCATION: 8237 PHILADELPHIA RD

ZIP CODE: _____ DIST: _____

COMPLAINANT
NAME: ADAM PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: _____

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT
INFORMATION: _____

TAX ACCOUNT #: 15-00-550-830 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

DATE: 05/31/2005

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:36:28

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 550830	15	3-0	06-00	H	NO		05/02/05

MCNEW DAVID F

DESC-1.. IMPS.46 AC

MCNEW KELLY

DESC-2.. 80FT W OF SPRING AV

8237 PHILADELPHIA RD

PREMISE 08237 - PHILADELPHIA

RD

00000-0000

BALTIMORE

MD 21237-2842 FORMER OWNER: MILNOR JOANNE PEPE

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	76,000	75,000		FCV	ASSESS	ASSESS
IMPV:	81,300	92,900	TOTAL..	167,900	167,900	164,366
TOTL:	157,300	167,900	PREF...	0	0	0
PREF:	0	0	CURT...	167,900	167,900	164,366
CURT:	157,300	167,900	EXEMPT.		0	0
DATE:	10/02	09/02				

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

ASSESS: 167,900 11/20/04

ASSESS: 164,366

ASSESS: 0

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



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

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

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 05-4951	Property No. 15-08-550-830	Zoning:
Name(s): DAVID F. / KELLY MCINEN		
Address: 8237 PHILADELPHIA BL BALDWIN		
Violation Location: SAME		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

B.C.Z.R. 10-102, 10-101, 10-102
ILLEGAL CONVERSION OF A
DWELLING SHOW PROOF THAT
ALL PERMITS, AND LICENSES
HAVE BEEN APPLIED FOR

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

On or Before: 6/20/15	Date Issued: 5/31/15
------------------------------	-----------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: ED CREGO Sr

INSPECTOR: **[Signature]**

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS YOU SHALL CEASE ALL WORK



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

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

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 05-4951	Property No. 15-08-550-830	Zoning:
------------------------------	-------------------------------	---------

Name(s): DAVID/KELLY MCNEIL

Address: 8237 PHILADELPHIA BLVD BALDOR

Violation Location: SAND

1 DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
B.C.C. 35-2-203 EBC 115 B.C.C. 115
UNSAFE STRUCTURE, RAZE, OR REHAB
(REAR)

2 B.C.C. 35-5-214 Accumulation
AND STORAGE OF TRASH IN AND
AROUND REAR STRUCTURE REMOVE

3 B.C.C. 101, 102, 1, 1B01, 1A 415A
ILLEGALLY PARKED RECREATIONAL
VEHICLES (BOAT) IN TRAIL

4 B.C.C. 13-7-112-115-401, 402, 403
CUT ALL HIGH GRASS BY 6/8/5

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

On or Before: 1, 2, 3, 4 6/30/5 6/8/5	Date Issued: 6/3/5
--	--------------------

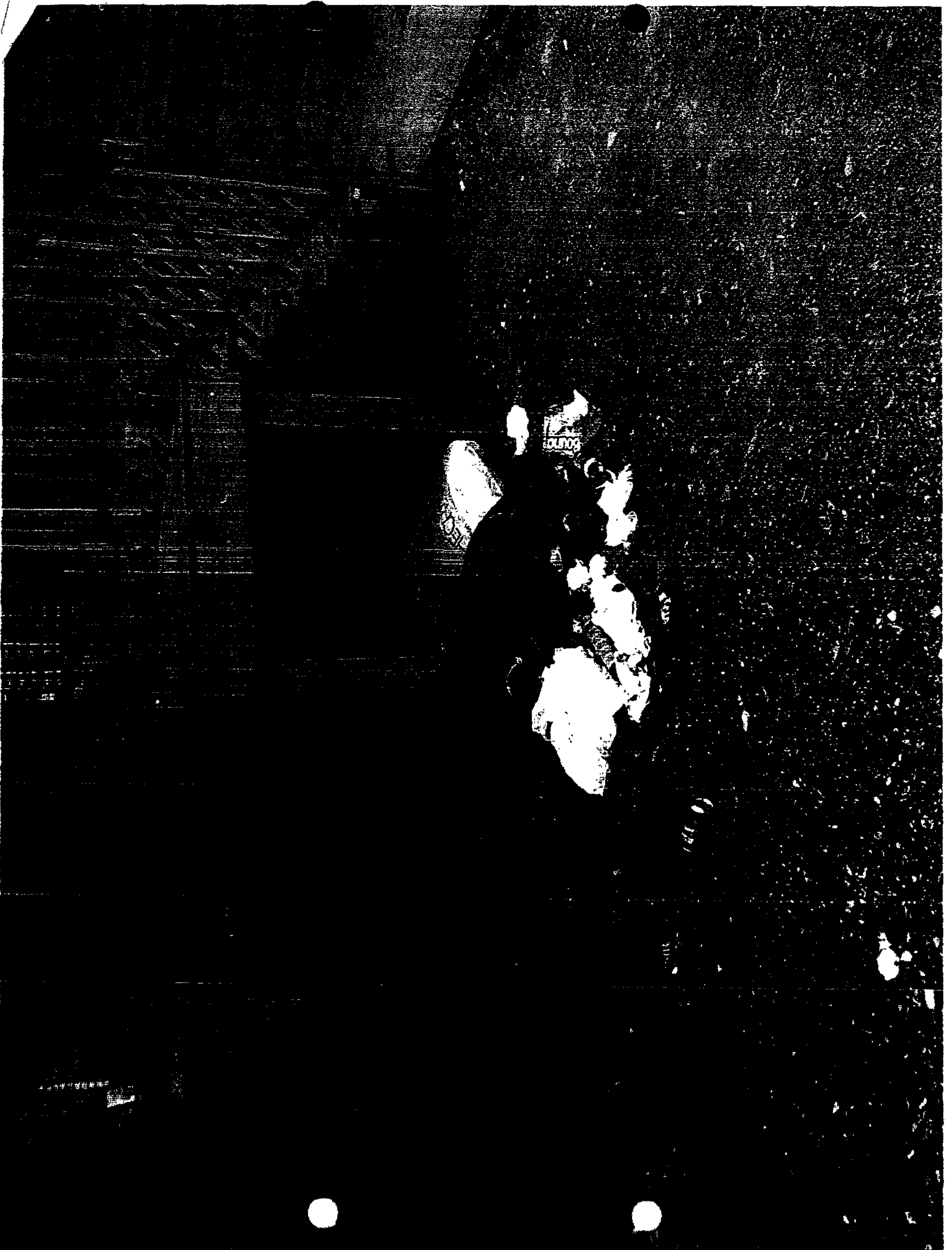
FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name ED CRAWFORD

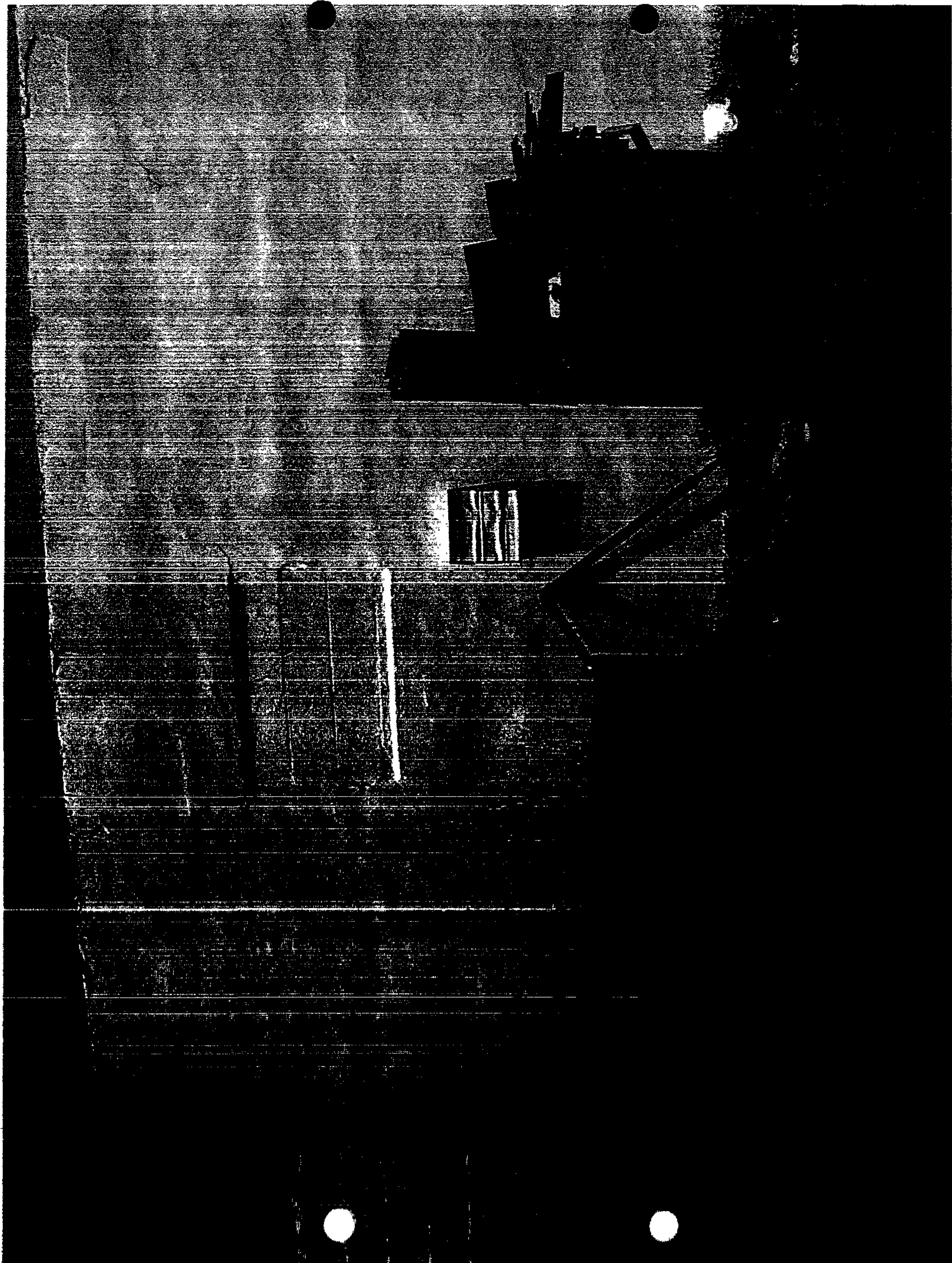
INSPECTOR: [Signature]

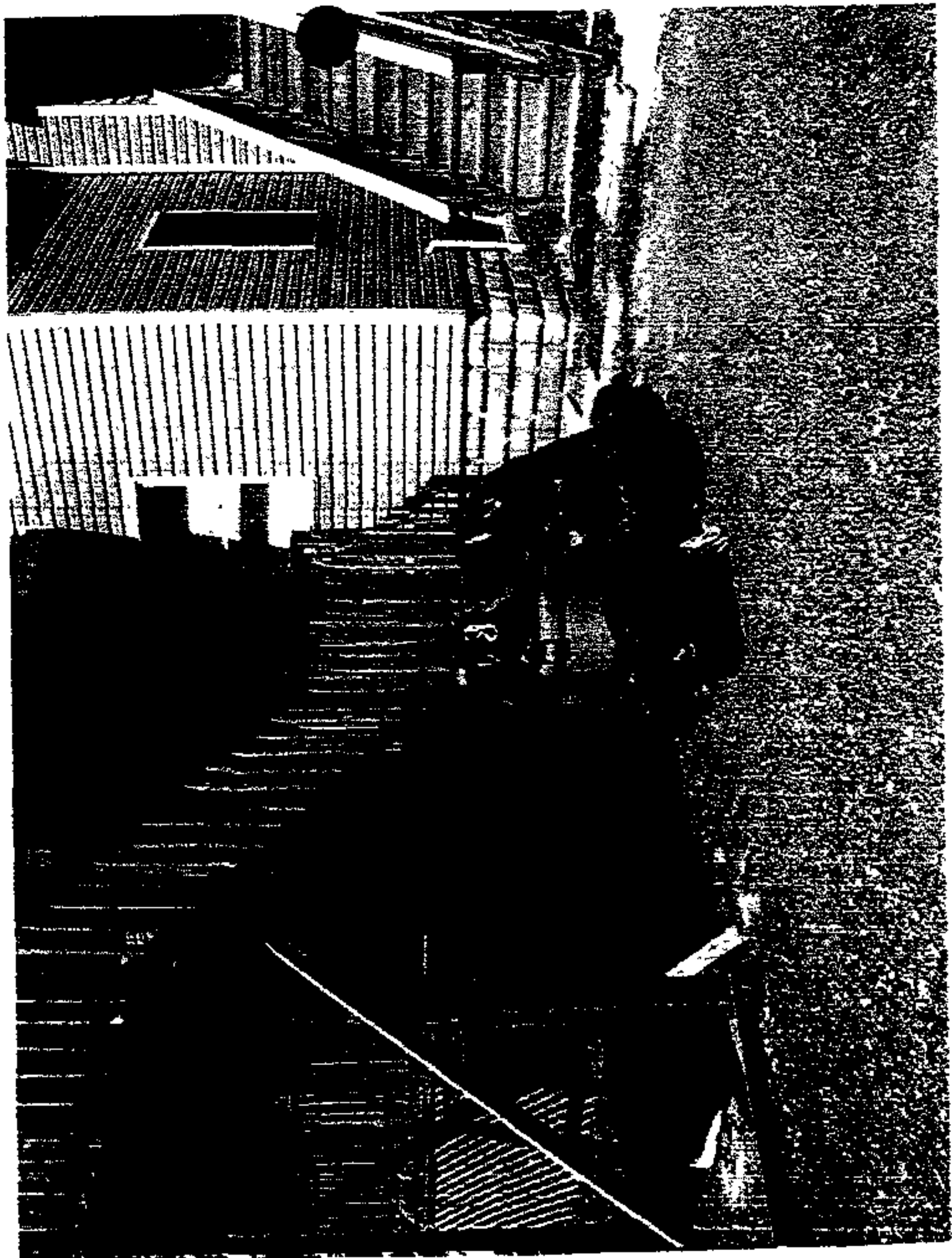
STOP WORK NOTICE

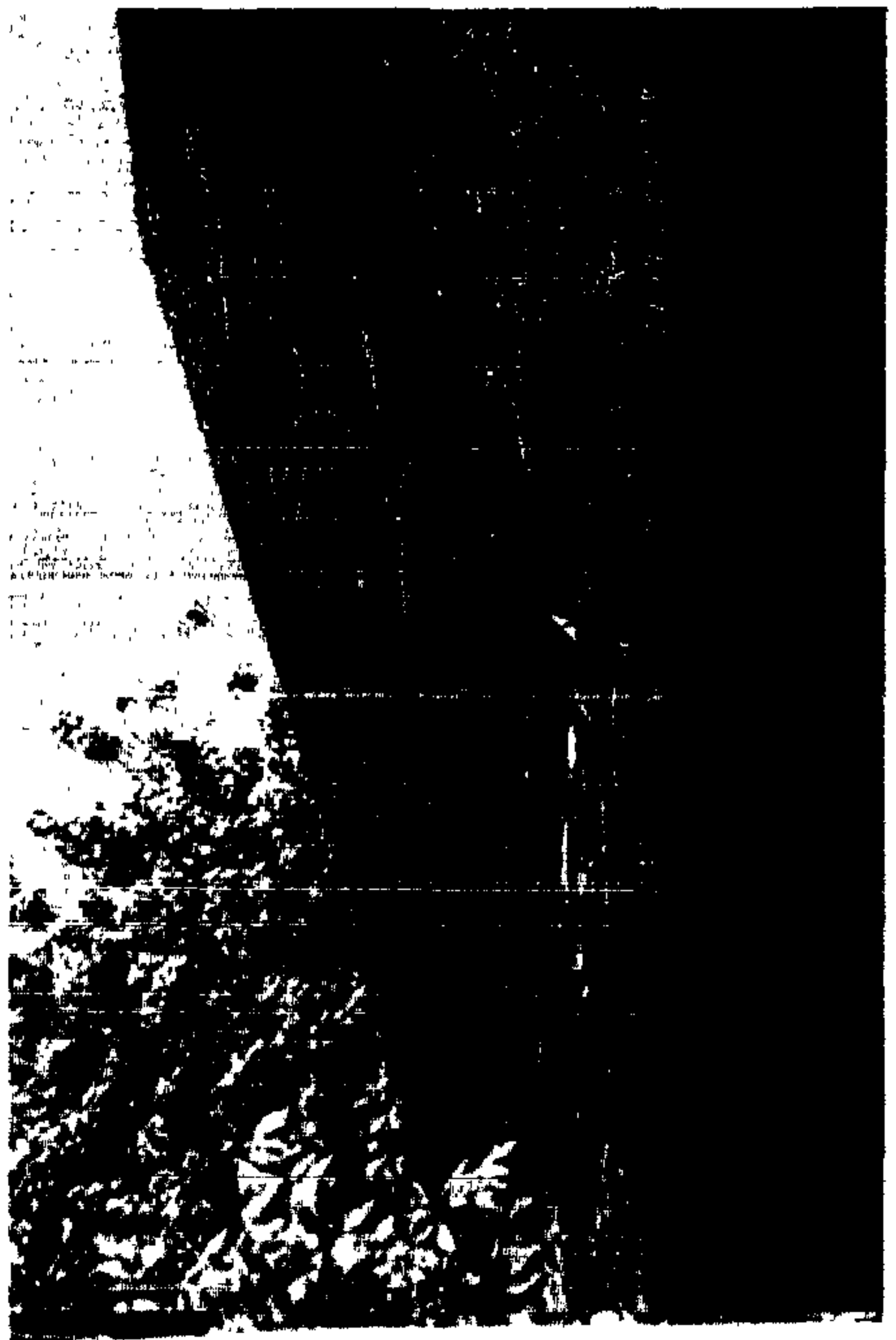
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS YOU SHALL CORRECT ALL VIOLATIONS











PLOT PLAN

Application Number

OWNER David Mc New

ADDRESS 8237 Philadelphia Rd.

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

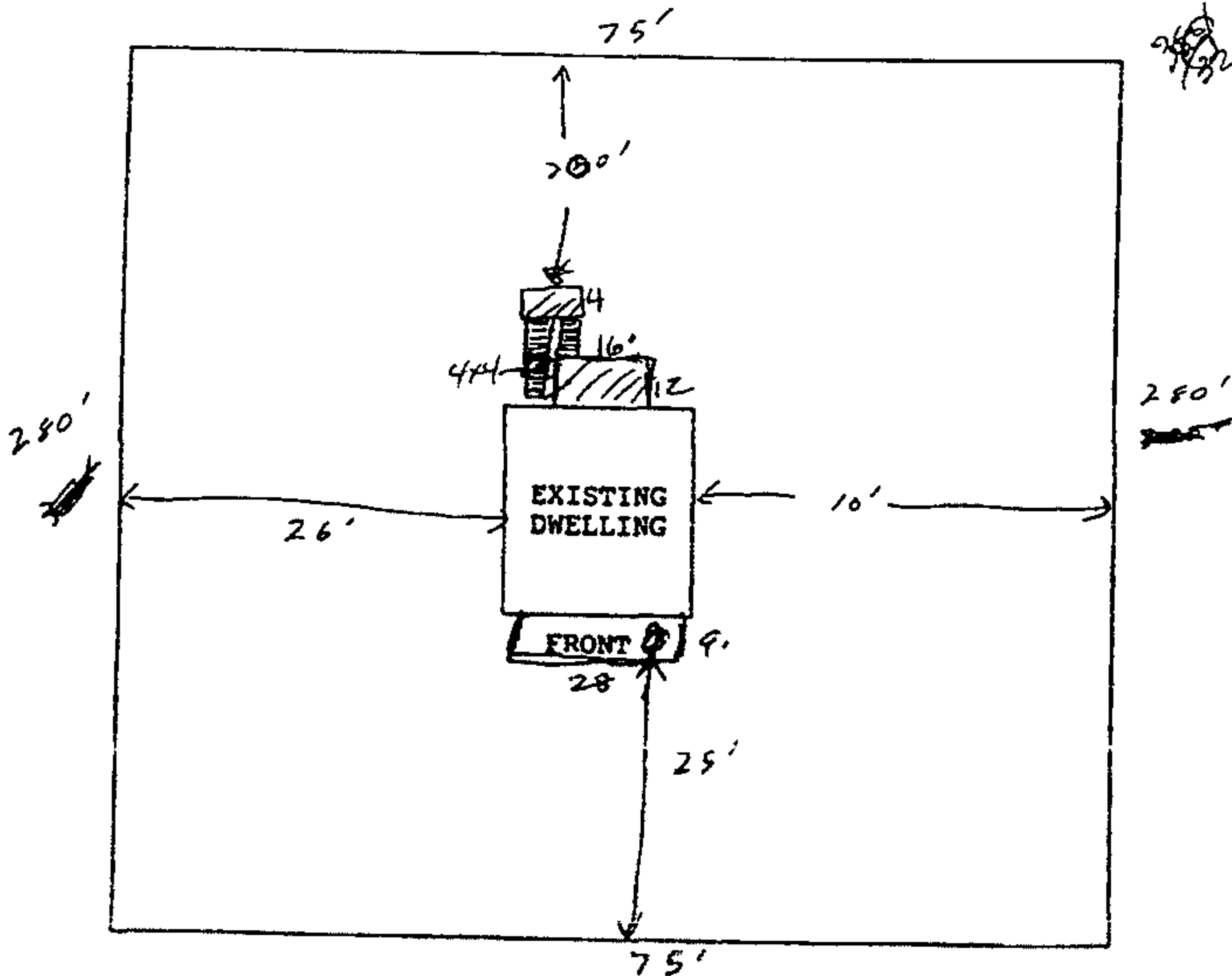
Front Setback 25'

Left Setback 26'

Rear Setback 220'

Right Setback 70'

NOTE: Cannot fence access easement.



ROAD NAME Philadelphia Rd.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT
TOWSON, MARYLAND 21204

OFA
HISTORIC DISTRICT

PROPERTY ADDRESS 8237 Philadelphia Rd] YES [☒ NO
SUITE/SPACE/FLOOR 1241] DO NOT KNOW
SUBDIV: 1241
TAX ACCOUNT #: 1509-550830 DISTRICT/PRECINCT 15 2
OWNER'S INFORMATION (LAST, FIRST)
NAME: David F. Kelly & McNew
ADDR: Sans

APPLICANT INFORMATION

NAME: David F. McNew
COMPANY: David F. McNew
STREET: 8237 Philadelphia Rd
CITY, ST, ZIP: Baltimore, Md. 21237
PHONE #: 410-574-4643 MHC LICENSE #: 1
APPLICANT SIGNATURE: David F. McNew
PLANS: CONST 1 PLOT 1 PLAT 1 DATA 1
TENANT: David F. McNew
CONTR: David F. McNew
ENGR: David F. McNew
SELLR: David F. McNew

DESCRIBE PROPOSED WORK: Repair fire damage 60% -
ACT TO INSTALL FRAMING, INSULATION, DRYWALL
NEW WINDOWS & DOORS, FLOOR JOISTS (15' x 12'), REPAIR
SHINGLES & SUNK SHEDDING & HANGERS
NON-RESIDENTIAL 2600SF

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH _____ HEIGHT _____)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE _____ MERCANTILE _____ RESTAURANT
20. SWIMMING POOL _____ SPECIFY TYPE _____
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
23. OTHER _____

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER ☒ EXISTS PR
2. PRIVATE SYSTEM ☒ EXISTS PR
SEPTIC ☒ EXISTS PR
PRIVY ☒ EXISTS PR

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM ☒ EXISTS PR
2. PRIVATE SYSTEM ☒ EXISTS PR
PROPOSED ☒ PROPOSED

ESTIMATED COST: 5100.00
OF MATERIALS AND LABOR

PROPOSED USE: REPAIR & FIRE REPAIR
EXISTING USE: VACANT

OWNERSHIP
☒ PRIVATELY OWNED

2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHOUSE 5. M.
#1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDO: 6. 1
FAMILY BEDROOMS
BATHROOMS
KITCHENS
CLASS 1
LIBER 1

BUILDING SIZE 2600

LOT SIZE AND SETBACKS
SIZE 2100

FRONT STREET

SIDE STREET

FRONT SETBK

SIDE SETBK

APPROVAL SIGNATURES

BLD INSP 4/26/00
BLD PLAN 4/26/00
FIRE
SEDI CTL
ZONING
ENVIRONMENT

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 4/12/02
OEA: J
HISTORIC DISTRICT/BLDG.

PERMIT # BLK2053
RECEIPT # 4448722
CONTROL # NR
XREF #:

PROPERTY ADDRESS 8237 Philadelphia Rd. YES ☐ NO ☒
SUITE/SPACE/FLOOR _____ DO NOT KNOW ☐
SUBDIV: _____
TAX ACCOUNT #: 1508550830 DISTRICT/PRECINCT 15 02
OWNER'S INFORMATION (LAST, FIRST)
NAME: David Mc New
ADDR: 8237 Philadelphia Rd.

FEE: 60.00 + 5.00
PAID: 65.00
PAID BY: APP
INSPECTOR: _____

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

NAME: David Mc New
COMPANY: Owner
STREET: 8237 Philadelphia Rd.
CITY, ST, ZIP: Balto. Md. 21237
PHONE #: 410-574-8693 MHTC # _____
APPLICANT SIGNATURE: [Signature] ORCA _____
PLANS: CONST ☒ FLOT ☐ PLAT ☐ DATA ☐ EL 2 PL 2
TENANT _____
CONTR: Owner
ENGR: _____
SELLR: _____

DOES THIS BLDG. HAVE SPRINKLERS
YES ☐ NO ☐

TYPE OF IMPROVEMENT

1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER _____

DESCRIBE PROPOSED WORK:

Construct 2 story deck on rear of SFD.

20' X 24' = 480 SF (TRUCK)

Replace framing & decking on ex. front porch (per [unclear])
28' X 9' = 252

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY (ENTER NO UNITS) _____
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER _____

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH _____ HEIGHT _____)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE _____ MERCANTILE _____ RESTAURANT _____
SPECIFY TYPE _____
20. ☐ SWIMMING POOL _____
SPECIFY TYPE _____
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
23. ☐ OTHER _____

TYPE FOUNDATION

1. ☐ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE

BASMENT

1. ☐ FULL
2. ☐ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS
2. ☐ OIL
3. ☐ ELECTRICITY
4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER ☒ EXISTS ☐ PROPOSED
2. ☐ PRIVATE SYSTEM ☐ SEPTIC ☐ EXISTS ☐ PROPOSED
☐ PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST: 5,000

OF MATERIALS AND LABOR
PROPOSED USE: ADDITION
EXISTING USE: _____

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY:

1. ☒ DETACHED
2. ☐ SEMI-DET.
3. ☐ GROUP
4. ☐ TOWNHSE
5. ☐ MIDRISE
6. ☐ HIGHRISE

#FAM: 1 #BED: 2 #BED: 2 TOT BED: 2 TOT APTS/CONDOS: 1

GARBAGE DISPOSAL ☐ Y ☐ N BATHROOMS _____

POWDER ROOMS _____

KITCHENS _____

CLASS _____

FOLIO _____

BUILDING SIZE

FLOOR 6.54

WIDTH _____

DEPTH _____

HEIGHT _____

STORIES _____

LOT # 3

CORNER LOT ☒

1. ☐ Y ☒ N

LOT SIZE AND SETBACKS

SIZE 21,000 SF

FRONT STREET _____

SIDE STREET _____

FRONT SETBK 25'

SIDE SETBK NR

SIDE STR SETBK _____

REAR SETBK 300'

1. ☐ Y ☒ N

APPROVAL SIGNATURES

DATE

BLD INSP: _____

BLD PLAN: _____

FIRE: _____

SEDI CTL: _____

ZONING: MD 21-23-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

ENVIRON: _____

PERMITS: DALE 4/12/02

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEE REFUND

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 4-12-02
OEA: 5-12-02
HISTORIC DISTRICT/BLDG. 11

PERMIT # B442052
RECEIPT # A445722
CONTROL #: MC
XREF #:

PROPERTY ADDRESS 8237 Philadelphia Rd YES ☐ NO ☒
SUITE/SPACE/FLOOR 80 W of Spring Ave DO NOT KNOW ☐
SUBDIV: 1508550830 DISTRICT/PRECINCT 15 02

FEE: 60.00
PAID: 60.00
PAID BY: APP
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST)
NAME: McNew David K & Kelly
ADDR: 4277 Philadelphia Rd

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS

APPLICANT INFORMATION

NAME: David McNew
COMPANY: Owner
STREET: 8237 Philadelphia Rd
CITY, ST, ZIP: Balto, MD. 21237
PHONE #: 410-574-8697 MHIC #

MIBR #

APPLICANT

SIGNATURE: [Signature] DRCA
PLANS: CONST ☐ PILOT ☐ PLAT ☐ DATA ☐ EL 1 PL 1
TENANT
CONTR: Owner
ENGR:
SELLR:

TYPE OF IMPROVEMENT

1. ☐ NEW BLDG CONST
2. ☐ ADDITION
3. ☒ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

DESCRIBE PROPOSED WORK:

NOT CASE
AT ATCS TO COMPLETE
(MR - FIRE DAMAGE) STARTED
UNDER B413273.
REPAIR WORK DAILY FROM 4/10/02
ETC & P/BG
APPROXIMATELY
FINISHED.

TYPE OF USE

RESIDENTIAL

01. ☐ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE ☐ MERCANTILE ☐ RESTAURANT
SPECIFY TYPE
20. ☐ SWIMMING POOL
SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE

BASEMENT

1. ☐ FULL
2. ☐ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☐ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS
2. ☐ OIL
3. ☐ ELECTRICITY
4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER ☐ EXISTS ☐ PROPOSED
2. ☐ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED
- SEPTIC ☐ EXISTS ☐ PROPOSED
- PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST: 5100.000

OF MATERIALS AND LABOR

PROPOSED USE: AT ATCS TO COMPLETE
EXISTING USE:

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY:

1. ☐ DETACHED
2. ☐ SEMI-DET.
3. ☐ GROUP
4. ☐ TOWNHSE
5. ☐ MIDRISE
6. ☐ HIGHRISE

#FAM: 1 #BED: 2 #BATH: 1 #KITCH: 1 #POW: 1

GARBAGE DISPOSAL ☐ 1. ☐ 2. ☐

POWDER ROOMS

BATHROOMS

KITCHENS

CLASS 06

LIBER

FOLIO

BUILDING SIZE

FLOOR 0

WIDTH

DEPTH

HEIGHT

STORIES

LOT # 0

CORNER LOT

1. ☐ Y 2. ☐ N

LOT SIZE AND SETBACKS

SIZE 156270

FRONT STREET

SIDE STREET

FRONT SETBK

SIDE SETBK

SIDE SETBK NO

REAR SETBK

APPROVAL SIGNATURES

DATE

BLD INSP:
BLD PLAN:
FIRE:
SEDI CTL:
ZONING:
FUD SERV:
ENVRMT:

PERMITS DO NOT

DO NOT

4/12/02

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

DATE: 06/03/2005

S STANDARD ASSESSMENT INQUIRY

TIME: 13:48:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 550830	15	3-0	06-00	H	NO		05/02/05
MCNEW DAVID F				DESC-1.. IMPS.46 AC			
MCNEW KELLY				DESC-2.. 80FT W OF SPRING AV			
8237 PHILADELPHIA RD				PREMISE. 08237 PHILADELPHIA RD			

00000-0000

BALTIMORE MD 21237-2842 FORMER OWNER: MILNOR JOANNE PEPE

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	76,000	75,000		FCV	ASSESS	ASSESS
IMPV:	81,300	92,900	TOTAL..	167,900	167,900	164,366
TOTL:	157,300	167,900	PREF...	0	0	0
PREF:	0	0	CURT...	167,900	167,900	164,366
CURT:	157,300	167,900	EXEMPT.		0	0
DATE:	10/02	09/02				

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

ASSESS: 167,900 11/20/04

ASSESS: 164,366

ASSESS: 0

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

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Civil Citation No.05-4951

David F. McNew
Kelly McNew

8237 Philadelphia Road

Respondents

FINDINGS OF FACT AND CONCLUSION OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on September 27, 2005, for a hearing on a citation for violations under the Baltimore County Zoning Regulations § 402; 102.1; 1B01.1A for illegal conversion of single family dwelling to a two unit dwelling on residential property zoned DR 3.5 located at 8237 Philadelphia Road, 21237.

On August 17, 2005, pursuant to §3-6-205, Baltimore County Code, a code enforcement citation was issued by Ed Creed, Code Enforcement Officer. The citation was legally served on the Respondents.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars) to be assessed. A code enforcement hearing date was scheduled for September 27, 2005.

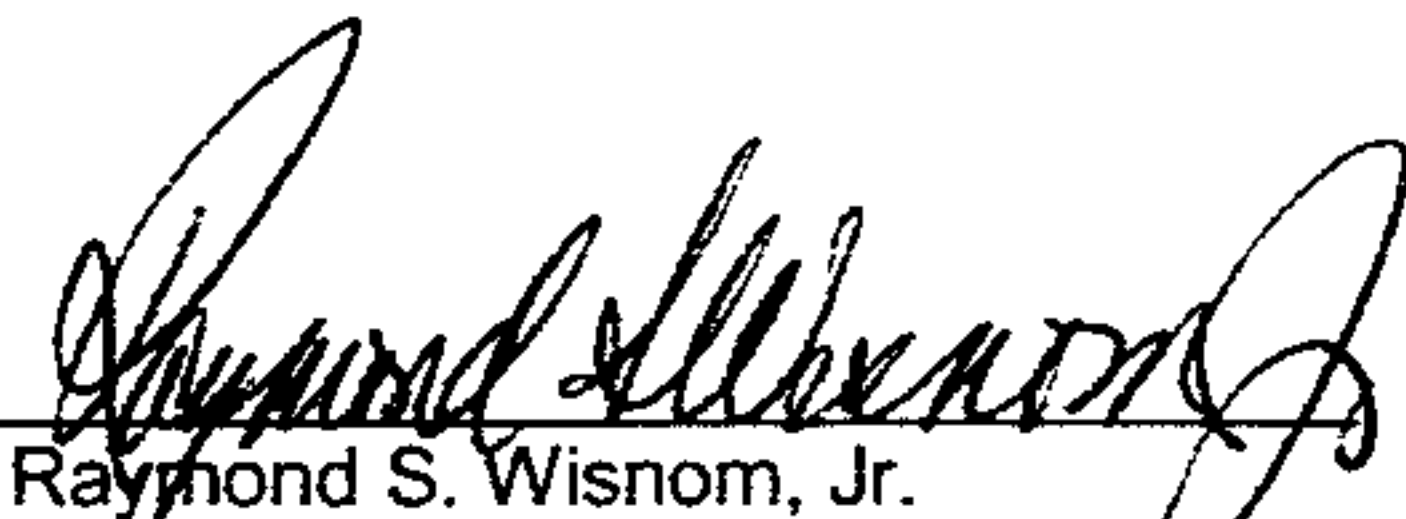
David McNew, Respondent appeared for the hearing and testified.

Ed Creed, Code Enforcement Officer also testified.

Testimony and evidence shows that the Respondents purchased the property in 1996 and that the property was set up for two dwelling units. Two building permits were issued and according to both permits, the dwelling was listed as a single-family dwelling as recently as in the year 2000. Mr. McNew is requesting a variance to required lot width in order to apply for the requisite permit to convert the status of the structure to a two family dwelling unit. Mr. McNew has a filing date set for October 20, 2005.

McNew, David
McNew, Kelly .
#05-4951
Page 2

IT IS ORDERED by the Code Enforcement Hearing Officer, this 27th day of September 2005, that case #05-4951 and citation issued August 17, 2005 is hereby continued pending the outcome of the variance hearing and building permit process. A hearing may be set in on this matter for just cause such as failure to pursue the variance and conversion process.

Signed: 
Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

The violator is advised that pursuant to §3-6-301(a), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §3-6-302(a)(b)(c)(d) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

RSW/jaf



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

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

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

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

Citation/Case No. 05-4951 Property No. 15-08-550-830 Zoning: DR-3.5

Name(s): DAVID F. / KELLY McNEU

Address: 8237 PHILADELPHIA RD BALTO 21237

Violation Location: SAME

Violation Dates:

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

B. C. Z. R. 402 101, 102, 1180/1A

ILLEGAL CONVERSION OF A
SINGLE FAMILY DWELLING TO
A MULTIFAMILY DWELLING WITH
OUT PERMITS OR VARIANCES

Pursuant to Section 1-8, Baltimore County Code, a civil penalty
has been assessed, as a result of the violation cited herein, in
the amount indicated:

\$ 1,000

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: 9/27/50

Time: 9AM

Citation must be served by:

Date: 8/30/5

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: EO CREED Sr

Date: 8/17/5 Inspector's Signature: [Signature]

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: Citation/Case No.: 05-4951

Address:

Date: Defendant's Signature:

VIOLATION SITE

1180118
MED PERSON(S) DID
AWS OR REGULATIONS:
21237

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David F. McNew
Kelly McNew
8237 Philadelphia Rd
Baltimore MD 21237
EC 05-4951

2. Article Number

(Transfer from service label)

7000 1670 0010 4922 9369

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *David F. McNew* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

David McNew

C. Date of Delivery

*8/19/05*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 119
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. DAVID F. KELLY Mc NEU, Defendant

Case # 05 4951 Violation Address 8237 Philadelphia Zip 21237

Hearing Date 9/27/5 Issued Date 8/17/5 Expiration Date 8/30/5

Author of Citation ED CRENSHAW

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

☒ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☐ A Citation and all other papers filed with it were served by personal delivery to _____
Individual or agent served

At this address _____ Zip _____, on _____ / _____ / _____ a.m./p.m.
Date Time

Description of Person Served: Race _____ Sex: M F Height: _____ ft. _____ in. Wt. _____ lbs.
Age: _____ yrs. Other: _____

Telephone verification of citation acknowledgment from _____ on _____ / _____ / _____

I was unable to serve:

1 st Attempt	_____ / _____ / _____	_____ a.m./p.m. because _____	_____
2 nd Attempt	_____ / _____ / _____	_____ a.m./p.m. because _____	Initials
3 rd Attempt	_____ / _____ / _____	_____ a.m./p.m. because _____	Initials
			Initials

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

111 W. Chesapeake Ave. Towson, MD 21204
Server's Address

410-887-3351
Telephone

ED CRENSHAW
Server's Name (Print)

8/19/5
Date

[Signature]
Server's Signature

[Click here for a plain text ADA compliant screen.](#)



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

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

Account Identifier: District - 15 Account Number - 1508550830

Owner Information

Owner Name: MCNEW DAVID F
MCNEW KELLY
Use: COMMERCIAL
Principal Residence: YES
Mailing Address: 8237 PHILADELPHIA RD
BALTIMORE MD 21237-2842
Deed Reference: 1) /11429/ 31
2)

Location & Structure Information

Premises Address
8237 PHILADELPHIA RD

Legal Description
.46 AC
8237 PHILADELPHIA RD
80FT W OF SPRING AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
89	17	1043						3	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	2,080 SF	21,000.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	Phase-in Assessments As Of 07/01/2006
Land:	75,000	113,500		
Improvements:	92,900	107,000		
Total:	167,900	220,500	167,900	185,433
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
MILNOR JOANNE PEPE	02/12/1996	\$125,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11429/ 31	Deed2:
Seller: HILTZ THELMA ELLANORA	Date: 01/21/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10265/ 81	Deed2:
Seller: HILTZ JENNIE L	Date: 06/29/1984	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 822/ 244	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



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

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

STR

Account Identifier: District - 15 Account Number - 1514650030

Owner Information

Owner Name: NOVAK BERNARD L
NOVAK JOAN D Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8235 PHILADELPHIA RD
BALTIMORE MD 21237-2842 Deed Reference: 1) / 4572/ 603
2)

Location & Structure Information

Premises Address
8235 PHILADELPHIA RD

Legal Description

303 E NEIGHBORS AVE
MARTIN PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
89	17	68					7	3		8/ 66

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1928	1,164 SF	6,250.00 SF	04
Stories	Basement			Type	Exterior
1 1/2	YES			STANDARD UNIT	STUCCO

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	28,750	46,250		
Improvements:	59,570	91,790		
Total:	88,320	138,040	88,320	104,893
Preferential Land:	0	0	0	0

Transfer Information

Seller: NESBIT WALTER S & SARAH E	Date: 01/20/1966	Price: \$18,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 4572/ 603	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
HOMELOWNERS TAX CREDIT

Case No.: 06-330 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	LETTER OF PROTEST
No. 2	FIRE RESTORATION CONTRACT	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



JAMES G. THOMAS, AGENT
Auto-Life-Health-Home and Business

219 EASTERN BOULEVARD
BALTIMORE, MD 21221 PHONE (410) 574-6900

SEE ME FOR LIFE INSURANCE!!

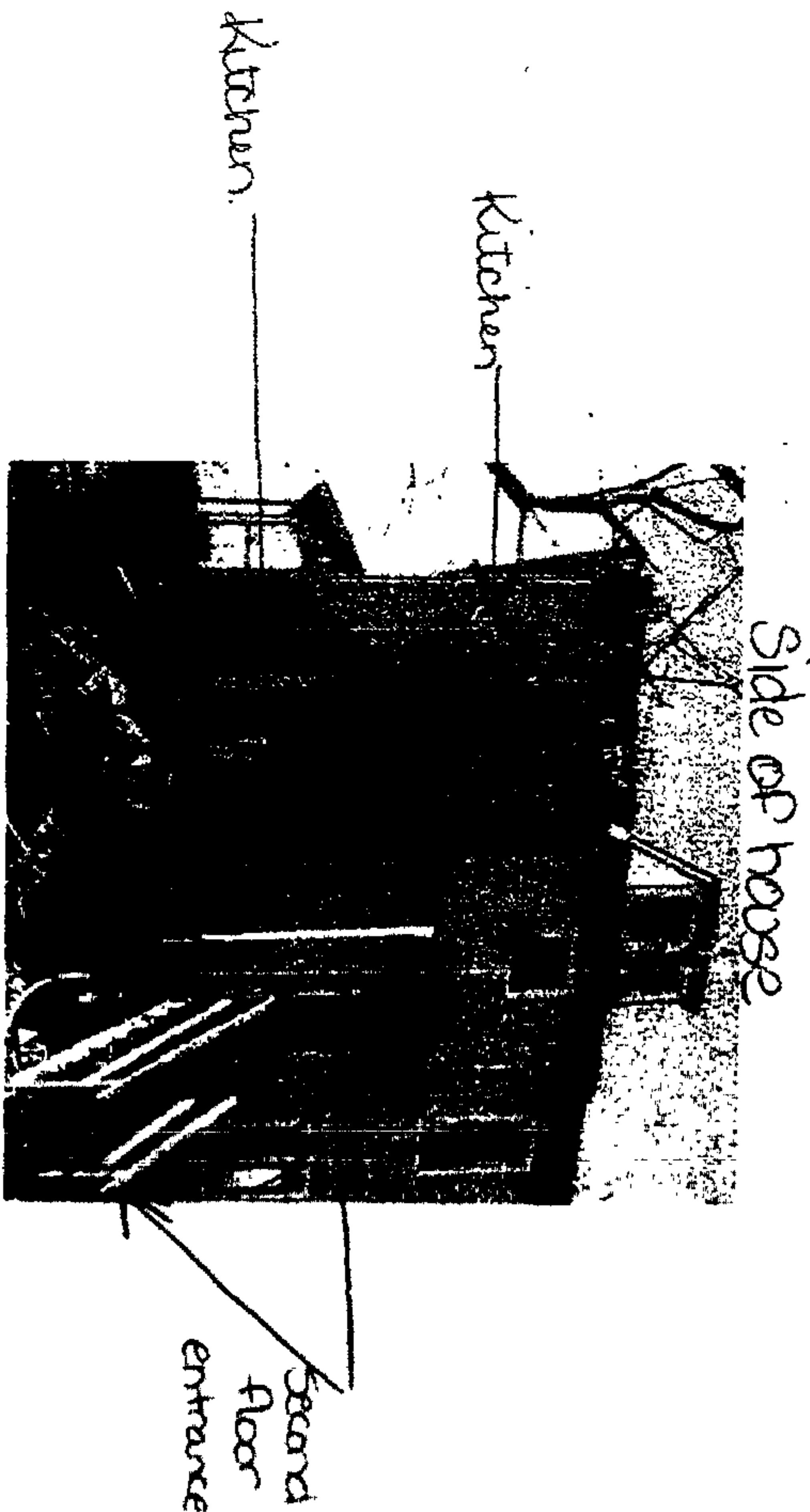
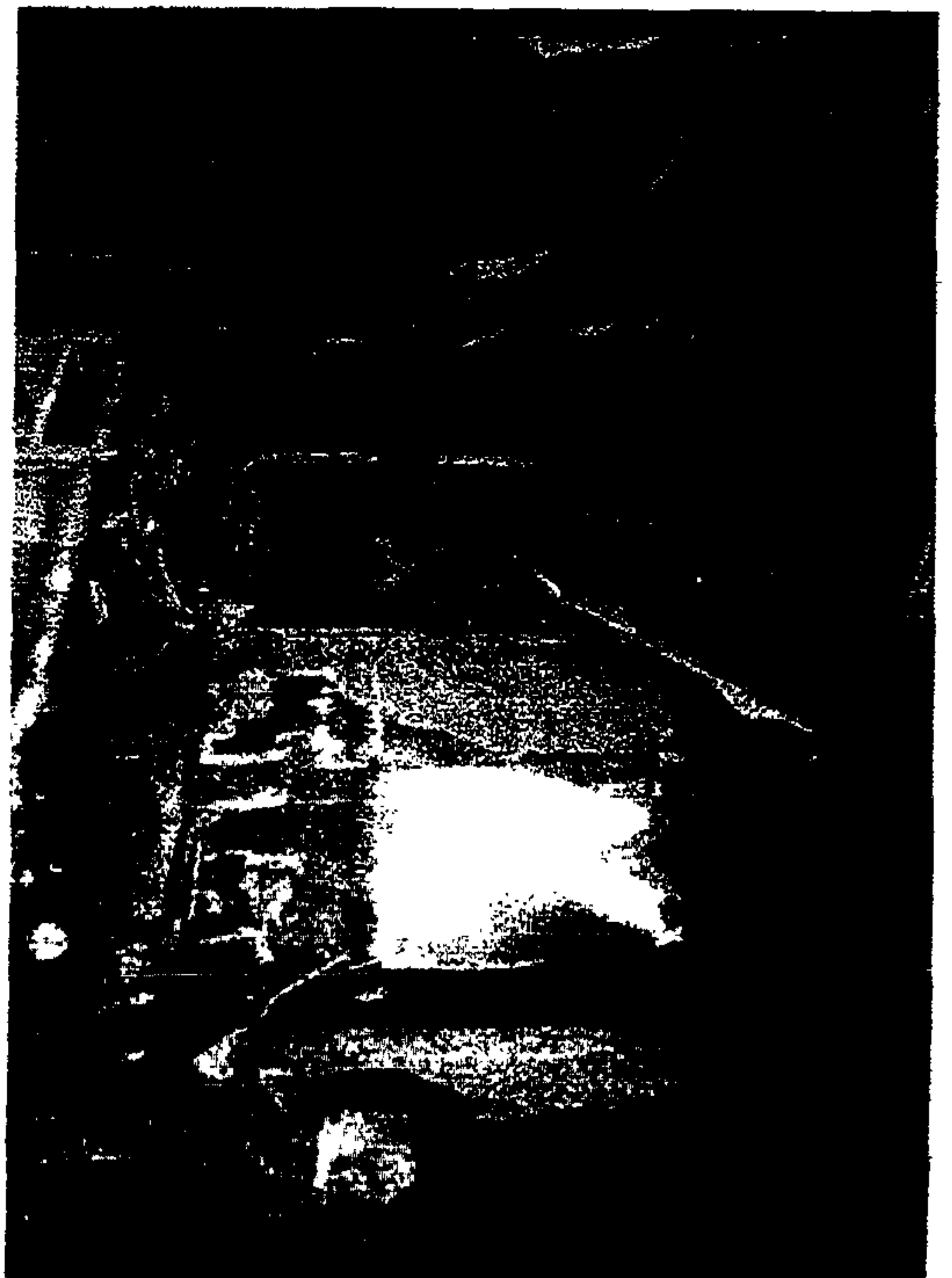
February 14, 2006

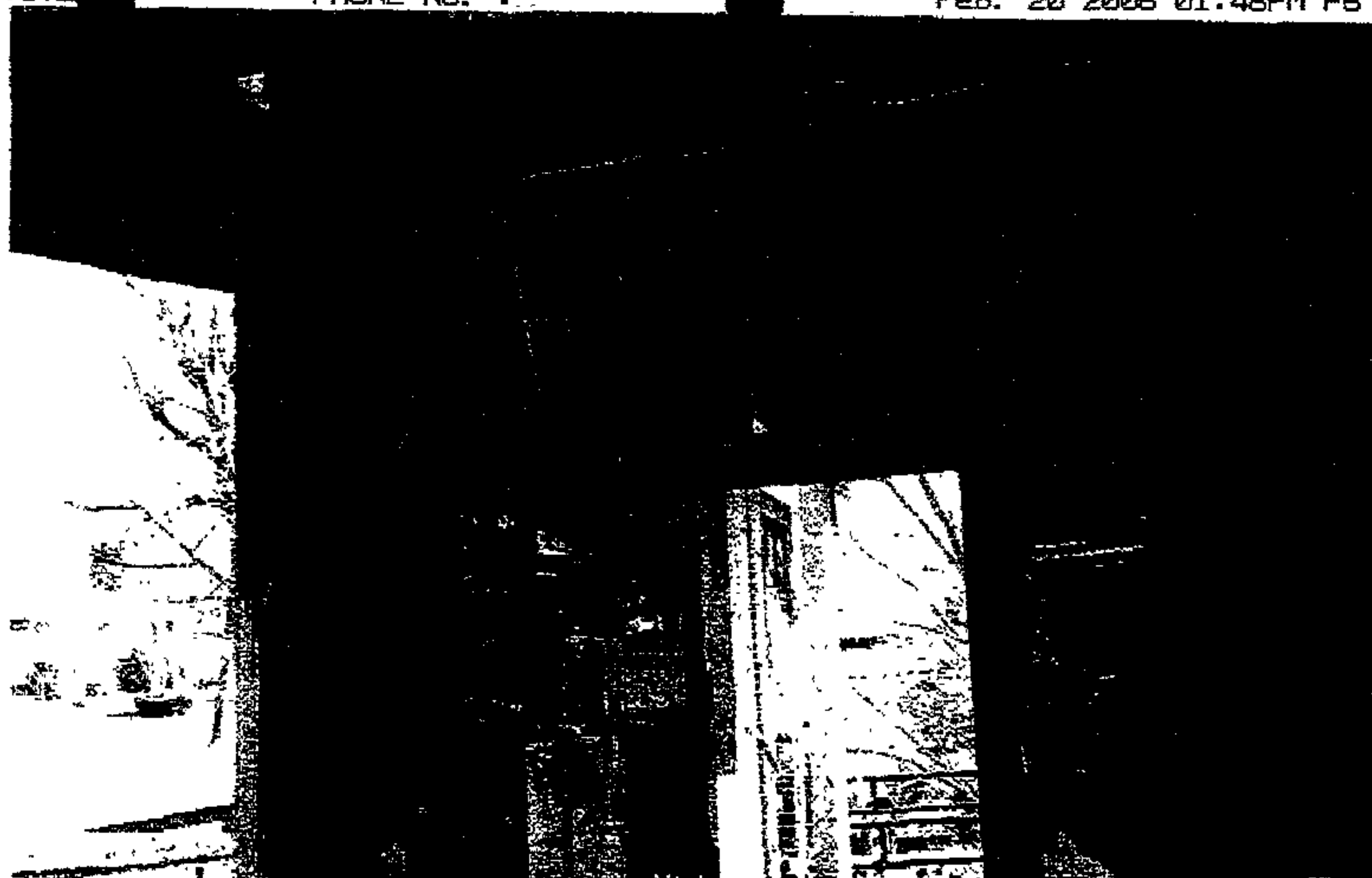
Please be advised, I James G Thomas lived next door to the house at , 8237
PHILADELPHIA RD BALTIMORE MD 21237 now owned by Mr. and Mrs. Mcnew, I
lived there for over 20 yrs and I know this home was always rented out and had 2
apartments I am a State Farm insurance agent and I use to insure this house for the
McNews

*James G Thomas SA
State Farm Agent*

*Petitioners
Exhibit 2*

2nd Floor
Kitchen
Sink, metal
base cabinets





Sidewindow

Back door



~~Do~~ 1st Floor Kitchen

KELLY MCNEW

Tropea Engineering

12/6/1999

Page: 9

Area Totals: 1ST FLOOR

32,059.02

2ND FLOOR

Room: HALL/STAIRS

LxWxH 6'0" x 2'6" x 6'0"

Missing Wall: 1 - 3'0" x 6'0"

Opens into E

Goes to Floor/Ceiling

Subroom 1: STAIRS

LxWxH 8'0" x 2'6" x 9'0"

Missing Wall: 1 - 6'8" x 6'0"

Opens into 0

Missing Wall: 1 - 3'0" x 6'0"

Opens into 0

Subroom 2: side porch

LxWxH 6'9" x 4'4" x 7'1"

322.01 SF Walls

64.25 SF Ceiling

386.26 SF Walls & Ceiling

64.25 SF Floor

7.14 SY Flooring

57.17 LF Floor Perimeter

155.81 SF Long Wall

68.19 SF Short Wall

57.17 LF Ceil. Perimeter

DESCRIPTION	UNIT	REMOVE	REPLACE	TOTAL
R&R 1/2" drywall - hung, taped, floated, ready for paint	386.26 SF @	0.12+	0.98=	424.88
R&R Vinyl floor covering (sheet goods)	7.14 SY @	2.81+	24.45=	194.63
R&R Underlayment - 1/4" latex/mahogany plywood	52.00 SF @	0.06+	1.12=	61.36
R&R Sheathing - plywood - 3/4" CDX	52.00 SF @	0.19+	1.37=	81.12
R&R Stair tread	15.00 EA @	2.74+	8.17=	163.65
R&R Stair riser	16.00 EA @	1.31+	8.63=	159.04
FRAMING & ROUGH CARPENTRY carriages lab and mat	1.00 EA @		329.00	329.00
FLOOR COVERING - WOOD refinish stairways	1.00 EA @		290.00	290.00
R&R Trim board - 1" x 6" - installed	12.00 LF @	0.16+	2.81=	35.64
R&R 2" x 4" lumber (.667 BF per LF)	161.01 LF @	0.27+	0.77=	167.45
R&R Interior door - panel - stain grade softwood jamb & casing	1.00 EA @	5.30+	233.97=	239.27
R&R Door lockset - interior	1.00 EA @	2.62+	27.41=	30.03
Paint the walls and ceiling - two coats	386.26 SF @		0.41	158.37
Seal stud wall for odor control	322.01 SF @		0.33	106.26
Seal floor or roof joist system	64.25 SF @		0.56	35.98
R&R Hardwood floor covering - High grade	14.00 SF @	0.29+	8.16=	118.30
Sand, stain, and finish wood floor	14.00 SF @		2.12	29.68
PAINT carriages	1.00 EA @		16.00	16.00
Paint door or window opening (per side)	2.00 EA @		11.95	23.90
Stain & finish door (per side)	2.00 EA @		18.48	36.96
R&R Baseboard - 6" hardwood	16.00 LF @	0.22+	4.29=	72.16
R&R Corner trim - stain grade	32.00 LF @	0.07+	1.41=	47.36
Paint corner trim	32.00 LF @		0.33	10.56
R&R Door opening trim	1.00 EA @	2.68+	68.04=	70.72

Room Totals: HALL/STAIRS

2,982.32

Room: FRONT BEDROOM

LxWxH 13'8" x 13'4" x 8'0"

432.00 SF Walls

182.22 SF Ceiling

614.22 SF Walls & Ceiling

KELLY MCNEW

Tropea Engineering

12/6/1999

Page: 10

Continued - FRONT BEDROOM

182.22 SF Floor
109.33 SF Long Wall

20.25 SY Flooring
106.67 SF Short Wall

54.00 LF Floor Perimeter
54.00 LF Ceil. Perimeter

DESCRIPTION	UNIT	REMOVE	REPLACE	TOTAL
Sand, stain, and finish wood floor	182.22 SF @		2.12	386.31
R&R Base shoe - hardwood	54.00 LF @	0.08+	0.96=	56.16
R&R 1/2" drywall - hung, taped, floated, ready for paint	614.22 SF @	0.12+	0.98=	675.65
R&R Wallpaper	614.22 SF @	0.21+	1.03=	761.64
R&R Interior door - panel - stain grade softwood jamb & casing	1.00 EA @	5.30+	233.97=	239.27
R&R Door lockset - interior	1.00 EA @	2.62+	27.41=	30.03
FINISH CARPENTRY / TRIMWORK door openings and casing sets oversize hardwood	4.00 EA @			
Seal stud wall for odor control	432.00 SF @		0.33	142.56
Seal floor or roof joist system	182.22 SF @		0.56	102.04
R&R Carpet - (material and labor)	20.25 SY @	1.50+	14.97=	333.52
R&R Carpet pad	20.25 SY @	0.46+	3.48=	79.79
Paint door or window opening (per side)	4.00 EA @		11.95	47.80
Stain & finish door (per side)	1.00 EA @		18.48	18.48
Stain & finish base shoe	54.00 LF @		0.30	16.20
Paint baseboard - two coats	54.00 LF @		0.50	27.00
R&R Batt insulation - 10" - R30	182.22 SF @	0.37+	0.85=	222.31
R&R Batt insulation - 4" - R11	216.00 SF @	0.37+	0.35=	155.52
Room Totals: FRONT BEDROOM				3,294.28

Room: KITCHEN

Subroom 1: closet

LxWxH 15'0" x 11'6" x 8'0"

LxWxH 3'0" x 2'6" x 7'0"

501.00 SF Walls
180.00 SF Floor
141.00 SF Long Wall

180.00 SF Ceiling
20.00 SY Flooring
109.50 SF Short Wall

681.00 SF Walls & Ceiling
64.00 LF Floor Perimeter
64.00 LF Ceil. Perimeter

DESCRIPTION	UNIT	REMOVE	REPLACE	TOTAL
R&R 1/2" drywall - hung, taped, floated, ready for paint	681.00 SF @	0.12+	0.55=	749.10
R&R Batt insulation - 10" - R30	180.00 SF @	0.37+	0.85=	219.60
R&R Batt insulation - 4" - R11	251.00 SF @	0.37+	0.35=	180.72
Seal stud wall for odor control	501.00 SF @		0.33	165.33
Seal floor or roof joist system	180.00 SF @		0.56	100.80
R&R Interior door - panel - stain grade softwood jamb & casing	2.00 EA @	5.30+	233.97=	478.54
R&R Door lockset - interior	2.00 EA @	2.62+	27.41=	60.06
R&R Door opening trim and casing oversize, hardwood sets total 4	5.00 EA @	2.68+	68.04=	353.60
R&R Closet package - hall/linen (4 shelves 3' wide)	1.00 EA @	8.65+	137.92=	146.57
R&R Baseboard - 6" hardwood	64.00 LF @	0.22+	4.29=	288.64

KELLY MCNEW

Tropea Engineering

12/6/1999

Page: 11

Continued - KITCHEN

DESCRIPTION	UNIT	REMOVE	REPLACE	TOTAL
R&R Vinyl floor covering (sheet goods)	20.00 SY @	2.81+	24.45=	545.20
R&R Underlayment - 1/4" lauan/mahogany plywood	180.00 SF @	0.06+	1.12=	212.40
R&R Wallpaper	681.00 SF @	0.21+	1.03=	844.44
R&R APPLIANCES range gas	1.00 EA @	18.00+	625.00=	643.00
R&R APPLIANCES refrigerator	1.00 EA @	22.00+	625.00=	647.00
R&R Cabinetry - laminate lower (base) units	8.00 LF @	2.89+	89.52=	739.28
CABINETRY stainless steel bowl	1.00 EA @		135.00	135.00
R&R Countertop - post formed plastic laminate	8.00 LF @	1.67+	25.48=	217.20
R&R Cabinetry - upper (wall) units - comparable	3.00 LF @	2.71+	89.01=	275.16
Paint door or window opening (per side)	4.00 EA @		11.95	47.80
Paint baseboard - two coats	64.00 LF @		0.50	32.00
Stain & finish door (per side)	3.00 EA @		18.48	55.44
Paint - closet package (hall or linen closet)	1.00 EA @		28.34	28.34
Room Totals: KITCHEN				7,165.22

Room: BATH

LxWxH 14'9" x 5'4" x 8'2"

328.03 SF Walls
 78.67 SF Floor
 120.46 SF Long Wall

78.67 SF Ceiling
 8.74 SY Flooring
 43.56 SF Short Wall

406.69 SF Walls & Ceiling
 40.17 LF Floor Perimeter
 40.17 LF Ceil. Perimeter

DESCRIPTION	UNIT	REMOVE	REPLACE	TOTAL
R&R Vinyl floor covering (sheet goods)	8.74 SY @	2.81+	24.45=	238.25
R&R Underlayment - 1/4" lauan/mahogany plywood	78.67 SF @	0.06+	1.12=	92.83
R&R Medicine cabinet	1.00 EA @	6.46+	93.59=	100.05
R&R Interior door - panel - stain grade softwood jamb & casing	1.00 EA @	5.30+	233.97=	239.27
R&R Door lockset - interior	1.00 EA @	2.62+	27.41=	30.03
R&R Door opening trim and casing - sets oversize, hardwood	2.00 EA @	2.68+	68.04=	141.44
R&R Bath accessory	6.00 EA @	1.39+	16.99=	110.28
R&R Mirror - 1/4" plate glass	4.00 SF @	0.12+	7.05=	28.68
R&R 1/2" drywall - hung, taped, floated, ready for paint	406.69 SF @	0.12+	0.98=	247.56
Paint the surface area - two coats	204.00 SF @		0.41	83.64
R&R Ceramic tile	203.00 SF @	0.24+	7.17=	1,504.23
Stain & finish door (per side)	1.00 EA @		18.48	18.48
Paint door or window opening (per side)	2.00 EA @		11.95	23.90
Seal stud wall for odor control	328.03 SF @		0.33	108.25
Seal floor or roof joint system	78.67 SF @		0.56	44.06
R&R Batt insulation - 4" - R11	48.00 SF @	0.37+	0.35=	34.56
R&R Batt insulation - 10" - R30	78.67 SF @	0.37+	0.25=	95.98
Room Totals: BATH				3,341.29

KELLY MCNEW

Tropea Engineering

12/6/1999

Page: 5

Continued - stairs to first floor

DESCRIPTION	UNIT	REMOVE	REPLACE	TOTAL
Paint the walls and ceiling - two coats	167.00 SF @		0.41	68.47
R&R Door lockset - interior	1.00 EA @	2.62+	27.41=	30.03
Paint door or window opening (per side)	1.00 EA @		11.95	11.95
Room Totals: stairs to first floor				1,004.69

Room: KITCHEN

1ST FLOOR

LxWxH 14'4" x 11'8" x 10'0"

Missing Wall: 1 - 5'0" x 10'0" Opens into E Goes to Floor/Ceiling
Subroom 1: offset LxWxH 7'0" x 5'0" x 8'0"

Missing Wall: 1 - 7'0" x 8'0" Opens into 0 Goes to Floor/Ceiling
550.00 SF Walls 202.22 SF Ceiling 752.22 SF Walls & Ceiling
202.22 SF Floor 22.47 SY Flooring 57.00 LF Floor Perimeter
199.33 SF Long Wall 156.67 SF Short Wall 57.00 LF Ceil. Perimeter

DESCRIPTION	UNIT	REMOVE	REPLACE	TOTAL
R&R Fir subfloor - no finish	202.22 SF @	0.29+	4.71=	1,011.10
R&R Underlayment - 1/4" lauan/mahogany plywood	202.22 SF @	0.06+	1.12=	238.62
R&R Vinyl floor covering (sheet goods)	22.47 SY @	2.81+	24.45=	612.53
R&R 2" x 4" lumber (.667 BF per LF)	357.50 LF @	0.27+	0.77=	371.81
R&R 1/2" drywall - hung, taped, floated, ready for paint	752.22 SF @	0.12+	0.98=	827.45
R&R Baseboard - 6" hardwood	20.00 LF @	0.22+	4.29=	90.20
R&R Crown molding	57.00 LF @	0.29+	1.46=	99.75
R&R casing oversize hardwood 8 sets	8.00 EA @	2.68+	57.00=	477.44
R&R Cabinetry - laminate lower (base) units	4.50 LF @	2.89+	89.52=	415.85
R&R Cabinetry - upper (wall) units wood cabinet	11.50 LF @	2.71+	120.22=	1,413.70
R&R Cabinetry - laminate lower (base) units - wood cab	14.50 LF @	2.89+	118.20=	1,755.81
R&R Countertop - post formed plastic laminate	4.50 LF @	1.67+	25.48=	122.18
CABINETRY stainless steel dbl bowl	1.00 EA @		155.00	155.00
R&R Countertop - Tile -	30.00 SF @	0.68+	11.39=	362.10
FRAMING & ROUGH CARPENTRY dbl plywood for tile backing	60.00 EA @		2.00	120.00
R&R APPLIANCES range (existing approx. 75-yr old - cannot match)	1.00 EA @	18.00+	625.00=	643.00
R&R APPLIANCES refrigerator comp	1.00 EA @	22.00+	625.00=	647.00
R&R Closet package - hall/linen (4 shelves 3' wide)	5.00 EA @	8.65+	137.92=	732.85
R&R Interior door - panel - stain grade softwood jamb	2.00 EA @	5.30+	233.97=	478.54
Paint baseboard - two coats	20.00 LF @		0.50	10.00
R&R Door lockset - interior	2.00 EA @	2.62+	27.41=	60.06
Paint - closet package (hall or linen closet)	1.00 EA @		28.34	28.34

3462

(06-330-A-7)

Sincerely,

PROTESTANT'S

Y

Travel Concepts International, Inc.

www.travelconceptsint.com

FAX COVER

DATE/TIME:

TO:

Mr. Wiseman

FAX NUMBER:

FROM:

Kelly McNew

PAGES (incl. cover):

10

SUBJECT:

Variance 8237 Phila. Rd

*Not May have
new fax*

232 A

*me 3000
to home 607*

*Park
Convent*

home

*from 3000's
to home*

*to make 1 cent
my maintenance
good order*

This is a confidential message, intended solely for the person to whom it is addressed.
If you receive this message in error, please forward it to the correct person or mail it back to us.
Thank you.

5 Bel Air South Parkway, Suite 1335,
Bel Air, MD 21015

PHONE: 410 515 1588

FAX: 410 569 4010

David + Kelly McNew
8237 Philadelphia Rd
Balto. MD 21237

Dear Mr Wiseman,

Please find the following: 1) letter from Insurance Agent that grew up next door to our property and knew the family, and also insured the property when we first bought it before our fire. 2) Estimate from contractors after the fire. 3) Photographs from the fire and of the house before repairs.

I do hope that this is enough, because the listing I thought that I had is missing. It was from the real estate agent when we bought it describing the house as commercial w/2 apts. It was perfect for us and we moved into the apt. on the second floor. We had not done any work on the house so it still had the old wallpaper from the 1940's and the old porcelain sink. The fire department tore the cabinets off the wall. You can also see that the outside entrance to the second floor was already existing.

If you do need to see my colored photos, I can certainly bring them over to you. I also wanted to let you know, that the real

Estate agent that handled the sale
has since passed away. Her name was
Pat Ologue with Long + Foster.

Please feel free to call me if you need
anything else. Home 410-391-9698
Cell 410-977-8346

We look forward to a positive outcome.
Thank you for your time.

Sincerely
Kelly M. Stew

Case No: 00-0087Address: 08237 PHILADELPHIA RD 21237Insp Area: 004 Dist: 000 Date Rcv: 5/02/2000 Grp: ENF Intk: _____Inspec: CHEN, J Inspec2: _____ Date Inspec: 6/15/2000Close: 6/16/2000 Activity: GRASS05/00 Delete: XProblem: GRASS; CITATION ISSUED - HEARING 6/15/2000 9:00 AM

CL Name: _____

CL Address: 00000 _____CL Home Phone: _____ CL Work Phone: _____ Tax Acct. 0000000000

Owner: _____

Enter=Continue F12=Cancel

Notes: GRASS CUT, ROLL OF DUMPSTER AT LOCATION, WORKERS REMODELING BURNT UNIT,
OWNER CUT GRASS, CHEN CANCELLED HEARING PER OWNER, J TSIGOUNIS

Enter=Continue F12=Cancel

Case No: 02-2114Address: 08237 PHILADELPHIA RD 21237Insp Area: 004 Dist: 000 Date Rcv: 4/09/2002 Grp: ENF Intk: MSKInspec: Inspec2: Date Inspec: 4/25/2003Close: 4/28/2003 Activity: Delete: XProblem: OPEN DUMP

MAP 36E6

CL Name: CL Address: 00000 CL Home Phone: CL Work Phone: Tax Acct. 1508550830Owner:

Enter=Continue F12=Cancel

Case No: 02-2114Notes: 02-2114, PAGE 5, SEE FOUR PRIOR NOTE PAGES IN FILE****3/25/03, STORAGE CONTAINER WAS REMOVED FROM THIS PROP, WILL ONLY GIVE 30
DAYS TO PLACE SIDING UP, NO OTHER EXTENSIONS TO BE GIVEN, COMPL UPDATED, P/U
4/25/03, RT/CO********4/28/03, SIDING WAS PLACED ON THE SIDE, COMPL UPDATED, CLOSE, RT/CO****

Enter=Continue F12=Cancel

Case No: 04-9014Address: 08237 PHILADELPHIA RD 21237Insp Area: 003 Dist: 000 Date Rcv: 10/20/2004 Grp: ENF Intk: JTSInspec: CLARK Inspec2: Date Inspec: 12/10/2004Close: 12/01/2004 Activity: Delete: XProblem: OPEN DUMP, UTV

MAP 36H6

CL Name: LETTERCL Address: 00000CL Home Phone: CL Work Phone: Tax Acct. 1508550830Owner: MICNEW DAVID F & KELLY, SAME

Enter=Continue F12=Cancel

Case No: 04-9014

Notes: ***10/21/04, TIRES, WOOD, PLASTIC, CARDBOARD, TRASH & DEBRIS IN YARD,
1 UNTAG BLUE PICK UP, 1 UNTAG BOAT TRAILER, POSTED & MAILED NOTICE, ZONED BL,
ANONYMOUS COMPL, P/U 11/21/04, RC/CP***

***11/22/04, BOAT TRAILER LIC # EXP 682075G, EXP 8/04', ANONYMOUS COMPL, P/U
12/6/04, RC/CP***

***11/26/04, CITATION SENT CERT & REG MAIL TO DAVID F & KELLY MCNEW, 8237
PHILADELPHIA RD, 21237, P/U 12/10/04 TO CHECK FOR SERVICE, RC/CP***

**11/30/04 REC'D CALL FROM KELLY MCNEW SAYS SHE RECEIVED THE CITATION AND WIL
L FAX INTENT TO DEFEND.LRS***

***12/1/04, COPY OF REGISTRATION SENT PER FAX, BOAT TRAILER NOW TAGGED, CLOSE,
RC/CP***

12/15/04, GREEN CARD RETURNED SIGNED, GAVE TO RC/CP

Enter=Continue F12=Cancel

Case No: 05-4951Address: 08237 PHILADELPHIA RD 21237Insp Area: 020 Dist: 000 Date Rcv: 5/31/2005 Grp: ENF Intk: ECInspec: RADCLIFFE Inspec2: Date Inspec: 2/06/2006Close: 0/00/0000 Activity: Delete: Problem: ILLEGAL CONVERSION (2 APTS)CL Name: CL Address: 00000CL Home Phone: CL Work Phone: Tax Acct. 1508550830Owner: DAVID & KELLY MCNEW 410-977-8347

Enter=Continue F12=Cancel

Case No: 05-4951

Notes: 5/31/05 NOTICE ISSUED FOR ILLEGAL CONVERSION OF DWELLING P/U 6/20/05 EC
.6/21/05 FILING FOR 2 APT. CONVERSION P/U 6/30/05 EC.

7/13/05, FILED FOR VARIENCE, P/U 8/20/05, EC/WRKD

***8/17/05, CITATION SENT CERT & REG MAIL TO DAVID F & KELLY MCNEW, 8237

PHILADELPHIA RD, 21237, P/U 8/30/05 TO CHECK FOR SERVICE, EC/CP***

**8/17/05 ISSUED A CITATION. HEARING SET FOR 9/27/05. P/U ON 8/30/05 FOR SERVI
CE. EC/SS

8/23/05, GREEN CARD RETURNED SIGNED, GAVE TO EC/CP

**9/6/05 HAVE NOT HEARD FROM MR.MCIVEW HEARING IS STILL ON SCHEDULE. ANON. COM
PL. P/U ON 9/20/05. EC/SS

9/22/05 ON DOCKET FOR 9/27/05 FILE TO E CREED /JF.

**9/22/05 NO CHANGE HEARING SET. FOR 9/27/05. P/U ON 9/26/05. EC/SS

9/27/05 FINAL ORDER SENT TO DAVID & KELLY MCNEW FILE TO E CREED /JF.

**9/27/05 HEARING HELD. P/U ON 10/10/05 FOR FINAL ORDER. EC/SS

***10/11/05, ZONING HEARING OCT 16, 2005, P/U 11/5/05, ANONYMOUS COMPL, EC/CP**

****11/7/05, ZONING HEARING HELD, MR MCNEW NEEDS MORE WORK, NEW HEARING FORTHCOM
ING , P/U 11/30/05, ANONYMOUS

Enter=Continue F12=Cancel

Case No: 05-4951Notes: COMPL, EC/CP***

**12/5/05-SPOKE TO MR MCNEW. HE IS WAITING FOR HIS ENGINEER'S DRAWING. HE SAID E
VERYTHING WILL BE FILED WITHIN 2 WEEKS. IF NOT FILED, MOVE TO SHOW CAUSE HEARING
. PROPERTY OWNER DAVID MCNEW, 410-977-8437. ANON COMPLAINT. (RC/SCJ)

***12/21/05 MR MCNEW HAS AN APPT W/ LLOYD NEXT WEEK IN THE ZONING OFFICE. CHECK
FOR ACCEPTANCE OF FILING. P/U 12/29/05 JRA/KW***

**1/3/05 SPOKE W/LLLOYD IN ZONING, HE WAS UNABLE TO MET W/MR.MCNEW, BECAUSE THEY
WERE SHORT HANDED IN ZONING LAST WEEK. HE WILL MEET W/LLOYD THIS WEEK. P/U 1/5/
06. JRA/SS

**1/6/06 MR.MCNEW MET W/ZONING & THY EXCEPTED HIS APPLICATION FOR SPECIAL HEARIN
G. HIS CASE IS #06-330-A. CHECK IN 30 DAYS FOR HEARING DATE. P/U 2/6/06. ANON.
JRA/SS

Enter=Continue

F12=Cancel

BALTIMORE COUNTY, MARYLAND

Search

OTHER CALENDARS

[Calendars of Events](#)

[Meetings/Events](#)

[Aging](#)

[Community Conservation](#)

[Development & Zoning Hearings](#)

Countywide Calendar

Baltimore County government publishes a daily list of government meetings and activities.

[District 1](#)

[District 2](#)

[District 3](#)

[District 4](#)

[District 5](#)

[District 6](#)

[District 7](#)



Search:

Time Frame

Start Date:

Jan 22 2006

End Date:

Mar 1 2006

Event Location

- ☒ All Locations
- ☐ 1st Council District
- ☐ 2nd Council District
- ☐ 3rd Council District
- ☐ 4th Council District
- ☐ 5th Council District
- ☐ 6th Council District
- ☐ 7th Council District

Event Type

- ☐ All Event Types
- ☐ Class or Club
- ☐ Event or Activity
- ☒ Meeting or Hearing

Key Words

8237

Search Results:

Meeting or Hearing

Zoning Hearings - 8237 Philadelphia Road

Location: 7th Council District

Date/Time: 02/07/2006 11:00 AM - 02/07/2006 12:00 PM

CASE NUMBER: 06-330-A Location: South side of Philadelphia Road, 82 feet southwest of Spring Avenue. 15th Election District Legal Owners: David F. and Kelly McNew



[Economic Development](#)

[Employment and Training](#)

[Environmental Protection](#)

[Ethics Commission](#)

[Fair Practices & Community Affairs](#)

[Fire Department](#)

[Health Department](#)

[Human Relations Commission](#)

[Library Information](#)

[Liquor Board](#)

[Local Management Board](#)

[Office of Planning](#)

[Personnel & Salary Advisory Board](#)

[Police](#)

[Professional Service Selection Committee](#)

Real Property Detail

Ownership and Address Information

Parcel ID 15-08-550830
Owner Name McNew David F
 McNew Kelly
Owner Address 8237 Philadelphia Rd , Baltimore , MD 21237
Property/Situs Address 8237 Philadelphia Rd
District 15
Property Class 06 Commercial
Activity Semi Annual Eligible
Miscellaneous

Legal Description

IMPS.46 AC
 8237 PHILADELPHIA RD

Assessment Information

Full Year 167,900

Tax rate for Full Year: County \$1.11500 , State \$.13200, per \$100 of Assessed Value

Tax Receivable Amounts

Bill Date: 7/01/05

	Original	Paid	Outstanding	First SA	Second SA
Taxes/Charges	2,424.78	2,424.78	.00	1,212.39	1,212.39
Fees	.00	.00	.00	.00	
Gross	2,424.78	2,424.78	.00	1,212.39	1,212.39
Discount Applied	(9.36)	(9.36)			
New Discount			(.00)	(.00)	
Interest Applied	.00	.00			
New Interest			.00	.00	.00
Total	2,415.42	2,415.42	.00	1,212.39	1,212.39

Date to calculate interest
 amount owed
 (mm/dd/yyyy):

1/27/2006

Recalculate

If the recalculation process does not change the amount due, please
 contact the Office of Budget and Finance for further assistance.

[More Detail](#) [New Search](#)

DATE: 06/03/2005

STANDARD ASSESSMENT INQUIRY

TIME: 13:48:20

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 550830	15	3-0	06-00	H	NO		05/02/05
LOT....		BOOK....	0000	MAP.....	0089	LOT WIDTH.....	75.00
BLOCK..		FOLIO...	0000	GRID....	0017	LOT DEPTH.....	200.00
SECTION..				PARCEL..	1043	LAND AREA..	21000.000 S
PLAT..						YEAR BUILT.....	24

-----TRANSFER DATA-----

NUMBER..... 089151
 DATE..... 02/12/96
 PURCHASE PRICE..... 125,000
 GROUND RENT..... 0
 DEED REF LIBER..... 11429
 DEED REF FOLIO..... 0031
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 15-08-550830

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		00610

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT..... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	2080

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

Baltimore County - My Neighborhood



330

089 CZ