

IN RE: PETITION FOR SPECIAL HEARING

Southeast corner of York Road

And Sussex Roads

9th Election District

5th Councilmanic District

(7315 York Road)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

Michael J. Cullison

Legal Owner

*

CASE NO. 07-090-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 7315 York Road. The Petition was filed by Michael J. Cullison, the legal property owner. Subsequent to filing this Petition the property was sold to Heather G. and Andrew C. Loyd. 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 two (2) apartments for 7315 York Road.

The property was posted with Notice of Hearing on September 21, 2006, 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 3, 2006, 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 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.

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10-18-06

[Signature]

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comment letters were received from the Planning Office dated September 21, 2006 which contains restrictions and a copy of which is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Pat Cullison, and Andrew Loyd, the substitute Petitioner. Edward J. Gilliss, Esquire, with Royston, Muelier, McLean & Reid, LLP, represented the Petitioners. Virginia Barnhart, Esquire, representing the Wiltondale Improvement Association, attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 7659 square feet zoned DR 5.5 and is improved by a dwelling which is the subject of the case at bar. See Petitioner's exhibit 1, the Plat to Accompany. Mr. Gilliss indicated that his client reached agreement with the Wiltondale Improvement Association as to the non conforming status of the two apartments in the dwelling as indicated in the letter from Ms. Barnhart to Mr. Gilliss dated October 17, 2006 and entered into evidence as Joint exhibit 1. Ms. Barnhart noted that the community and Petitioner jointly request that the terms of the agreement noted in the letter be incorporated into the order of this case. She also noted that the Association does not waive their right to contest further development of the subject property or use inconsistent with the terms of Joint exhibit 1.

Mr. Gilliss indicated that the property was constructed in 1938 and divided into two dwelling units. The first floor and basement comprise one unit and the second floor comprises

the second. Each have separate kitchen and bath facilities as shown in photographs exhibit 4 A through 4E.

Ms. Cullison testified that she lived in the subject property from 1944 through 1998 as the daughter of James and Ethel Murphy, her parents. Her father was an electrician who worked in the adjacent development and moved into the dwelling in 1938. She presented the original contract of sale for the dwelling which indicates that it was designed from the outset as two dwelling units. See exhibit 2. She also presented a *Sunpaper* article from 1955 which referred to the two apartment units and which highlighted her father's linoleum business and the house. She noted that the second floor apartment was always rented out. She indicated that her mother moved out of the first floor apartment in 1998 and the two apartments were rented thereafter by her brother. Finally she indicated that the two apartments have been occupied as separate dwellings continuously and without interruption all her life.

Mr. Gilliss proffered and Ms. Cullison confirmed that the property has a three car garage and an apron leading to it which can park six vehicles. He indicated that the parking requirements of Section 409 of the BCZR require three spaces. He noted that the floor plan shown as exhibit A to the Parties' agreement, Joint exhibit 1, fulfill the request for information by the Planning Office in their September 21, 2006 ZAC comment.

Findings of Fact and Conclusions of Law

As noted at the hearing, proof of non conforming status is becoming more and more difficult as time passes. In this case the Petitioner was fortunate to have Ms. Cullison who was born in house testify to its continued and uninterrupted use as two dwellings. Again witnesses with personal knowledge such as Ms. Cullison are very rare indeed and a more suitable system for determining non conforming status is urgently needed.

Based on the testimony and evidence presented I find the subject property has been used as two dwellings starting prior to the imposition of zoning in the County, that the use was a legal use prior to the regulations, and that the use has continued uninterruptedly as two dwellings since that time. As such I will confirm the non conforming status of the property as requested.

I will also incorporate the terms and conditions of the agreement between the Parties as shown in Joint exhibit 1 again as requested by the Parties.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of October, 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-conforming use for two (2) apartments for 7315 York Road is hereby GRANTED, subject to the following.

- a. The Petitioners shall abide by and to require all occupants of the Property to abide by all County laws and regulations relating to the Property;
- b. Approval of the non-confirming use is limited to two apartment units only (the "Units"), generally consistent with the floor plan attached hereto as Exhibit A;
- c. The Petitioners shall lease the Property only to Named Lessees not less than 23 years of age at the time of leasing and to allow occupancy only by residents 23 years of age or older at the time of leasing unless related by blood, adoption or marriage to a Named Lessee;
- d. The Petitioner's shall not lease the Property to any business, corporation, or association;
- e. The Petitioners shall use the Property strictly for residential purposes;
- f. The Petitioners acknowledge that the Property is burdened by the covenants for Section One of Wiltondale as recorded in the Land Records of Baltimore County, excepting only those covenants which restrict occupancy by persons of color;

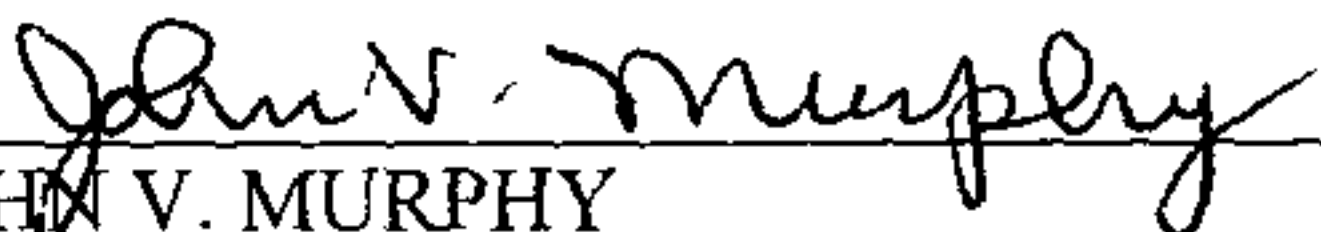
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10-18-06

- g. The Petitioners shall send copies of all leases for the Property, along with a list identifying the names, relationship and ages of the occupants annually to the President of the Wiltondale Improvement Association, Inc., PO Box 10116, Towson, MD 21285-0116, or to such other address as may from time to time be designated by Wiltondale in writing;
- h. The Petitioners shall include in each lease for all or part of the Property provisions that will require eviction if more than three post-midnight noise violations are handled by the Baltimore County Police Department and shall disclose tenant information to the Wiltondale Improvement Association, Inc.;
- i. These conditions may be enforced by Wiltondale Improvement Association, Inc. and/or Baltimore County.

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:pz

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1078-06
pz



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7315 York Road, Towson, MD 21204
which is presently zoned DR 5.5

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-confirming use for two apartments for 7315 York Road, Towson, Maryland 21204.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Edward J. Gilliss

Name - Type or Print

Signature

Royston, Mueller, McLean & Reid, LLP

Company

102W. Pennsylvania Ave, Ste. 600 410-823-1800

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Michael J. Cullison

Name - Type or Print

Signature

MICHAEL J CULLISON

Name - Type or Print

Signature

7315 York Road

Address

Baltimore

Maryland

21204

City

State

Zip Code

Telephone No.

Representative to be Contacted:

Name

Address

City

State

Zip Code

Telephone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

REV 9/15/98

Case No. 07-090 SPH

JAM 8.30.06

ORDER RECEIVED FOR FILING

10/18/06

pb

**Zoning Description for
7315 York Road, Towson, MD 21204**

Beginning at a point on the southeast side of York Road at its intersection with Sussex Road. Being Lot No. 142 in the Subdivision of Wiltondale, as recorded in Baltimore County Plat Book No. 10, Folio No. 108, containing 0.1758 acres $\pm$. Also know as 7315 York Road, Towson, Maryland 21204, and recorded among the Land Records of Baltimore County at Liber 16553, Folio 96, and located in the 9th Election District, 5th Councilmanic District.

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: # 07-090-SPH

7315 York Road

Southeast corner of York and Sussex Roads

9th Election District — 5th Councilmanic District

Legal Owner(s): Michael J. Cullison

Special Hearing: to approve a non-conforming use for two apartments for 7315 York Road.

Hearing: Wednesday, October 18, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

JT 10/608 Oct. 3

111449

CERTIFICATE OF PUBLICATION

10/5/2006

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 10/3/2006.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

090
No. 20307

DATE 8.30.06 ACCOUNT Pool-006-6150

AMOUNT \$ 65.⁰⁰

RECEIVED FROM: M. Cullison 7315 YORK Rd.

FOR: SPH.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

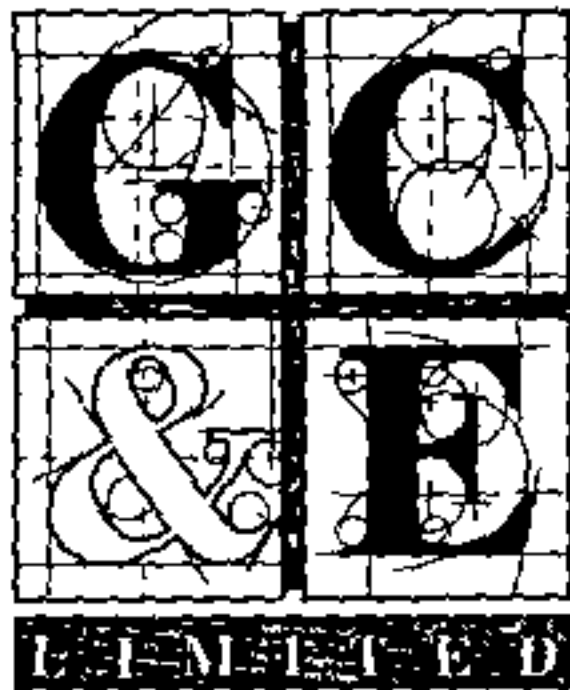
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRH
8/30/2006	8/30/2006	09:05:13	1
REG USD1	EALKIN	JRIC	JJR
>>RECEIPT # 299739			8/30/2006
Dept 5			528 ZONING VERIFICATION
CR NO.			020307

Recpt Tot \$65.00
\$65.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 07-090-SPH
PETITIONER/DEVELOPER:
Michael J. Cullison
DATE OF HEARING: October 18, 2006

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

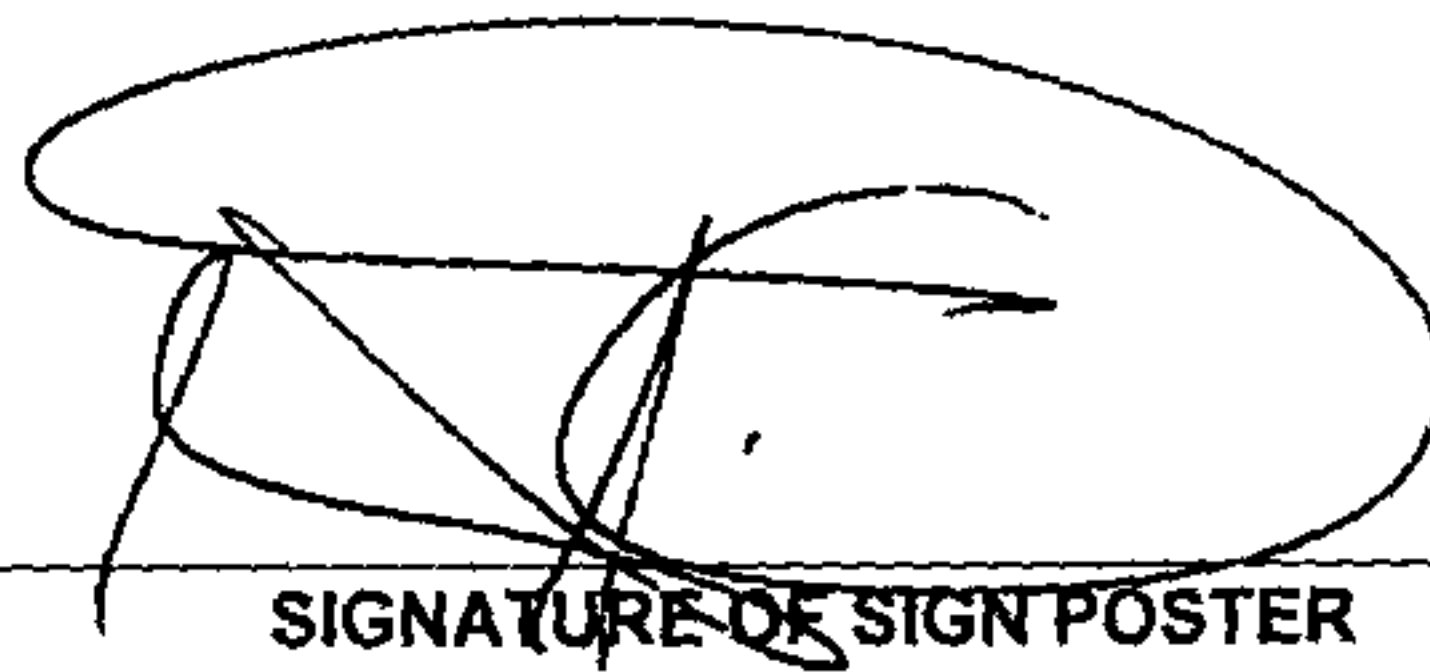
ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:
7315 York Road



SIGNATURE OF SIGN POSTER

John J. Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: September 21, 2006

ZONING NOTICE

CASE # 07-030-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
INTOWSON, MD.

PLANNING & ZONING DEPARTMENT
11111 PINECREST, DUBLIN, OH 43017

SPECIAL MEETING

To approve a non-conforming use
for two apartments for 7315 York
Road.

For more information, please call 614-233-1234

09/21/2006

RE: PETITION FOR SPECIAL HEARING

*

BEFORE THE

7315 York Rd; SE corner York & Sussex Rds *
9th Election & 5th Councilmanic Districts

*

ZONING COMMISSIONER

Legal Owner(s): Michael J. Cullison

*

FOR

Petitioner(s)

*

BALTIMORE COUNTY

*

07-090-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed Edward J. Gillis, Esquire, Royston, Mueller, McLean & Reid, LLP, 102 E. Pennsylvania Avenue, Suite 600, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

SEP 06 2006

Per. *AM*

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



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

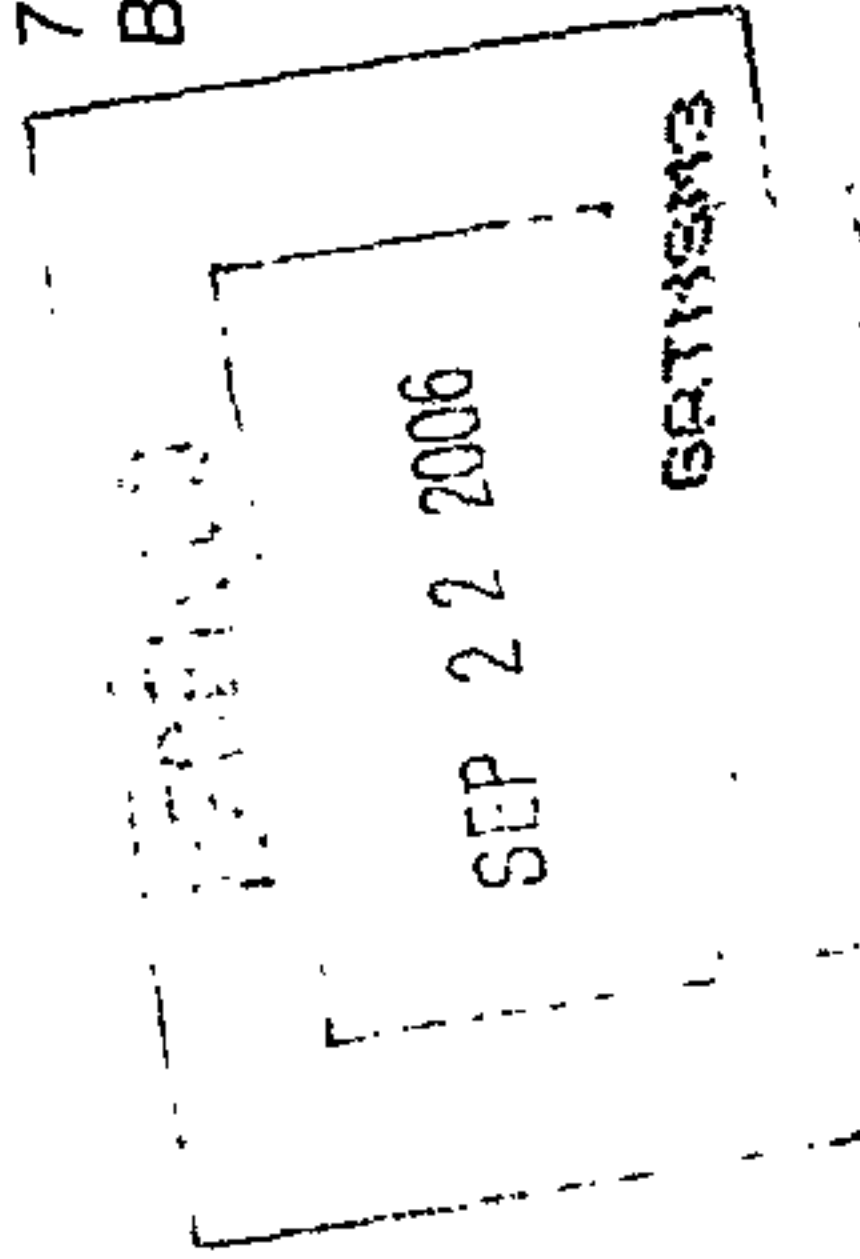
Return Service Requested

**3-14-05BAL MD212FIRST1STCL

*mailed to send
revised 9/22/06*

MR MICHAEL CULLISON
7315 YORK RD
BALTIMORE MD 21204

CULLISON 212044077 1806 33 09/21/06
RETURN TO SENDER
CULLISON, MICHAEL J
18 FURNACE CT
HUNT VALLEY MD 21030-1900
RETURN TO SENDER





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

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

September 12, 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: 07-090-SPH

7315 York Road

Southeast corner of York and Sussex Roads

9th Election District – 5th Councilmanic District

Legal Owner: Michael J. Cullison

Special Hearing to approve a non-conforming use for two apartments for 7315 York Road.

Hearing: Wednesday, October 18, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Edward Gillis, 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204
Michael Cullison, 7315 York Road, Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 3, 2006.**
- (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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 3, 2006 Issue - Jeffersonian

Please forward billing to:
Michael Cullison
7315 York Road
Baltimore, MD 21204

443-827-2990

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: 07-090-SPH

7315 York Road

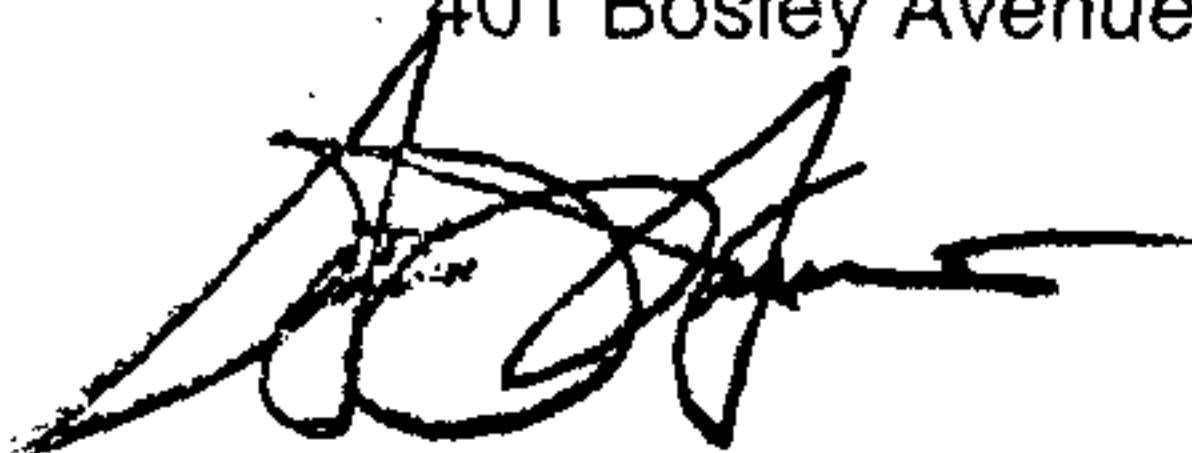
Southeast corner of York and Sussex Roads

9th Election District – 5th Councilmanic District

Legal Owner: Michael J. Cullison

Special Hearing to approve a non-conforming use for two apartments for 7315 York Road.

Hearing: Wednesday, October 18, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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 090
Petitioner Michael Collison
Address or Location 7315 York Rd., Balto. Md. 21204

PLEASE FORWARD ADVERTISING BILL TO

Name: _____

Address SAME

Telephone Number 443-827-2990



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 11, 2006

Edward J. Gilliss
Royston, Mueller, McLean & Reid, LLP
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

Dear Mr. Gilliss:

RE: Case Number: 07-090-SPH, 7315 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 30, 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:amf

Enclosures

c: People's Counsel
Michael J. Cullison 7315 York Road Towson 21204

ROYSTON, MUELLER, McLEAN & REID, LLP
ATTORNEYS AT LAW

R. TAYLOR McLEAN
E. HARRISON STONE
WILLIAM F. BLUE
THOMAS F. McDONOUGH
LAUREL PARETTA REESE*
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
JOHN W. BROWNING
TIMOTHY J. OURSLER
ROBERT G. BLUE
CRAIG P. WARD

LEANNE M. SCHRECENGOST
DOUGLAS S. WALKER+
DAVID E. LUBY

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800
FACSIMILE 410-828-7859
www.rmmr.com

OF COUNSEL
RICHARD A. REID
EUGENE W. CUNNINGHAM, JR., P.A.
H. EMSLIE PARKS*
BRADFORD G.Y. CARNEY
LISA J. McGRATH

CARROLL W. ROYSTON
1913-1991
H. ANTHONY MUELLER
1913-2000

* ALSO ADMITTED IN D.C.
+ALSO ADMITTED IN PA.

August 18, 2006

Mr. W. Carl Richards, Jr.
Baltimore County Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
re: 7315 York Road, Towson, Maryland 21204
Non-conforming use for the Apartments

Dear Mr. Richards:

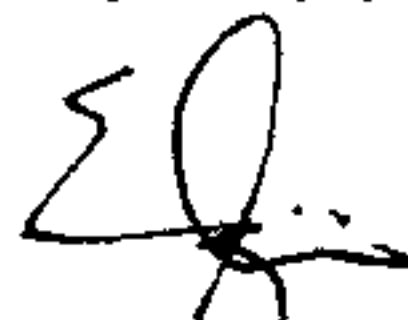
Enclosed with this letter please find the following:

1. Four original Petition for Special Hearing forms, each signed by the property owner, Michael J. Cullison;
2. Check made payable to Baltimore County in the amount of \$65.00;
3. Ten copies of a plat of the property; and
4. Four copies of a description of the property.

I appreciate your cooperation in reviewing the enclosed materials to ensure that the application package comports with your Department's requirements. I would also appreciate your cooperation in setting this matter in for a hearing before the Hearing Officer as soon as possible.

Thank you for your cooperation

Very truly yours,



Edward J. Gilliss

EJG/ges

Enclosures

cc: Michael J. Cullison
Mrs. Kellie Langley

F:\LITIGATIONS\EJG\Clients\Cullison\Richards 07-24-06.doc

1956 · Celebrating 50 Years · 2006

**ZONING REVIEW
APPROVED SIGN POSTERS**

As of

June 26, 2006

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Fax: 410-282-7940

Brenda Bond
143 Brandon Road
Baltimore, MD 21212

Telephone: 410-303-9882
Fax: 410-321-6944

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
Suite 100, 320 E. Towsontown Boulevard
Towson, MD 21286

Telephone: 410-823-4470
Fax: 410-823-4473

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Telephone: 410-296-3668
Fax: 410-296-5326

Linda M. Jones
Daft-McCune-Walker
200 East Pennsylvania Avenue
Towson, Maryland 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122
Fax: 410-879-3122

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234

Telephone: 410-665-5562
Cell: 410-663-5525
Fax: 410-663-4315

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Fax: 410-242-4263

Linda O'Keefe
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Fax: 410-666-0929
Cell: 443-604-6431

William D. Gulick, Jr.
McKee & Associates, Inc.
5 Shawan Place Suite 1
Cockeysville, MD 21030

Telephone: 410-527-1555
Fax: 410-527-1563

Martin Ogle
16 Salix Court
Baltimore, MD 21220

Telephone: 410-780-5151
Fax: 410-780-5188
Cell: 443-629-3411
E-Mail: mer1114@aol.com

J. Lawrence Pilson, R.S.
1015 Old Barn Road
Parkton, Maryland 21120

Telephone: 410-343-1443

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

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

JM
10-18-06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 21, 2006

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

SUBJECT: 7315 York Road

RECEIVED

INFORMATION:

Item Number: 7-090

SEP 27 2006

Petitioner: Michael Cullison

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

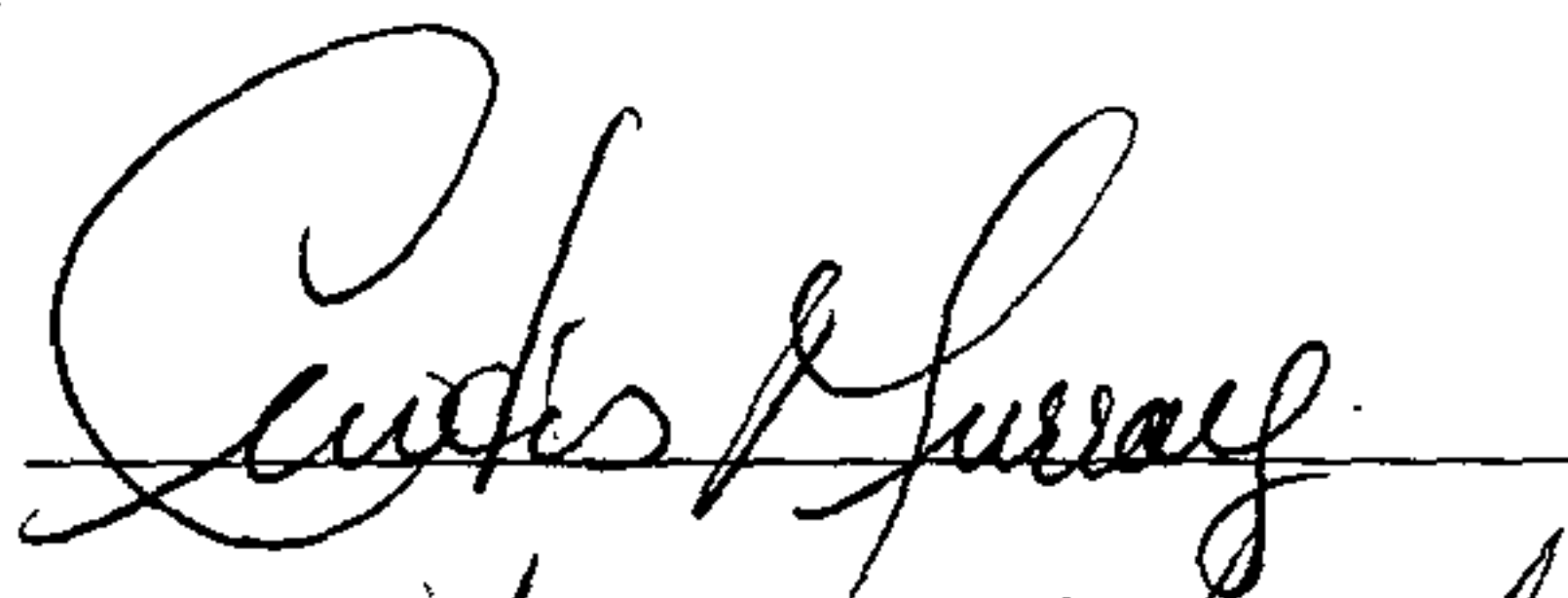
The Office of Planning does not oppose the petitioner's request to approve a non-conforming use for two apartments on the subject property provided the following conditions are met:

1. Petitioner must demonstrate that the subject property was converted from a single family dwelling into two separate dwelling units (apartments) prior to the current version of the applicable zoning regulations.
2. Petitioner must demonstrate that the requested non-conforming use has existed on the subject property for no less than 365 consecutive days prior to property acquisition.
3. Petitioner shall submit a scaled drawing and photos showing the existing floor layout of the subject property.
4. Scaled drawing and photos shall specifically show the location of separate cooking and bathroom facilities on each floor.

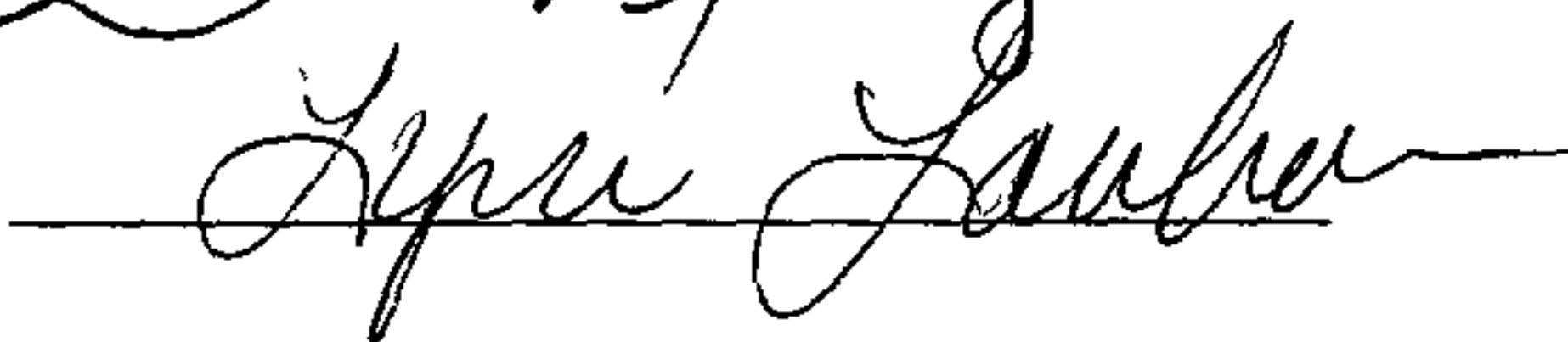
It should also be noted that the subject property must adhere to meet current parking requirements under group homes (Baltimore County Zoning Regulations (BCZR) section 409). Since the number of bedrooms for each apartment dictates parking requirements, this Office recommends that the zoning commissioner determine if the requested non-conforming uses will meet BCZR Section 409 under "group house".

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Prepared by:

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

Division Chief:
AFK/LL: CM

A handwritten signature in cursive script, appearing to read "Lynne Lauber", written over a horizontal line.

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9/7/2006

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

RE: Baltimore County
Item No. 090
CULLISON PROPERTY
VARIANCE # 7-90SPH

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 090.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2006
Item Nos. 07-071, 072, 073, 074, 075, 076, 077,
078, 085, 086, 087, 090, 091 and 092

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- 09082006.doc

Jim
10/18
9am

ROYSTON, MUELLER, McLEAN & REID, LLP
ATTORNEYS AT LAW

R. TAYLOR McLEAN
E. HARRISON STONE
WILLIAM F. BLUE
THOMAS F. McDONOUGH
LAUREL PARETTA REESE*
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
JOHN W. BROWNING
TIMOTHY J. OURSLER
ROBERT G. BLUE
CRAIG P. WARD

LEANNE M. SCHRECENGOST
DOUGLAS S. WALKER+
DAVID E. LUBY

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800
FACSIMILE 410-828-7859
www.rmmlr.com

September 14, 2006

OF COUNSEL
RICHARD A. REID
EUGENE W. CUNNINGHAM, JR., PA.
H. EMSLIE PARKS*
BRADFORD G.Y. CARNEY
LISA J. McGRATH

CARROLL W. ROYSTON
1913-1991
H. ANTHONY MUELLER
1913-2000

* ALSO ADMITTED IN D.C.
+ALSO ADMITTED IN PA.

William J. Wiseman, III, Esquire
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RECEIVED

OCT - 3 2006

Re: Petition for Special Hearing
7315 York Road; SE corner York & Sussex Roads
9th Election & 5th Councilmanic Districts
Michael J. Cullison, Petitioner
Case No. 07-090-SPH

ZONING COMMISSION

Dear Mr. Wiseman:

This letter concerns the above-captioned matter and is intended to advise you that the property about which this hearing is concerned has been sold. The new owners wish to continue this proceeding and will be in attendance on October 18, 2006.

The prior owner was:

Michael J. Cullison

The new owners are:

Andrew C. and Heather G. Loyd

Please advise if I must provide you with any additional information in order to ensure that this matter proceeds on October 18, 2006.

Very truly yours,



Edward J. Gilliss

EJG/ges

F:\LITIGATIONS\EJG\Clients\Cullison\Wiseman 09-13-05.doc

1956 · Celebrating 50 Years · 2006

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

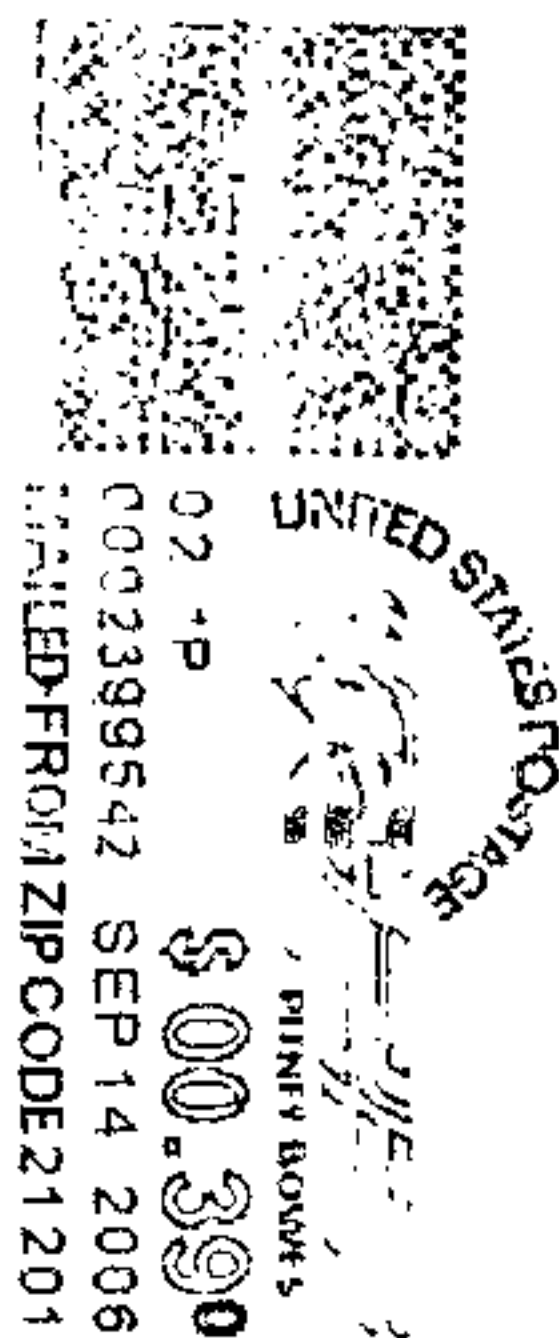
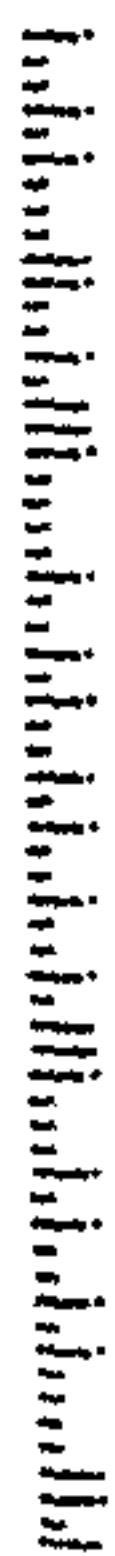
SUITE 600

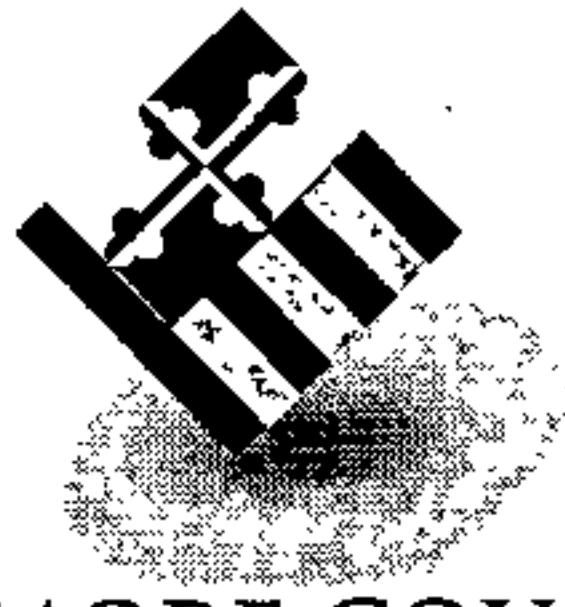
102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

William J. Wiseman, III, Esquire
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

212044420 0010





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 18, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

MICHAEL J. CULLISON
7315 YORK ROAD
TOWSON MD 21204

Re: Petition for Special Hearing
Case No. 07-090-SPH
Property: 7315 York Road

Dear Mr. Cullison:

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

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,

Handwritten signature of John V. Murphy in cursive.

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

- c: Edward J. Gilliss, Esquire, Royston, Mueller, McLean & Reid, LLP, 102 West Pennsylvania Ave, Suite 600, Towson, MD 21204
Virginia B. Barnhart, Esquire, Pope & Hughes, 29 West Susquehanna Ave, Suite 110, Towson, MD 21204
Andrew C. Loyd, 15611 Carroll Road, Monkton, MD 21111

RECEIVED FOR FILING

10-18-06

103



P.O. Box 10116
Towson, Maryland 21285-10116

Wiltendale
Improvement Association,
Incorporated

October 17, 2006

Baltimore County Zoning Commissioner
and Deputy Zoning Commissioner
Room 106, County Office Building,
111 W. Chesapeake Avenue,
Towson, MD 21204

RE: Opposition to Approval of Alleged
Non-Conforming Use at 7315 York Road

Gentlemen:

This letter is offered on behalf of the Wiltendale Improvement Association (WIA), of which I am the President. WIA is a neighborhood of 350+ homes bordered by Stevenson Lane, Sussex Road and Towson High School, York Road and Cedar Avenue.

Currently pending before you is a Petition for Special Hearing to approve an alleged non-conforming use for two apartments at 7315 York Road. The property in question is a part of Section 1 of Wiltendale and is subject to recorded covenants which limit its ability to be rented.

The Board of Directors unanimously voted to oppose this petition. This property is less than a ¼ mile from Towson University. Our neighborhood has a history of problems with TU students, in particular with a rental property on the boundary of our neighborhood that was rented to several students.

If, in fact, the prior owners of 7315 York Road have rented this property they have failed to comply with the BCZR 408B. This failure and the non-compatibility of the proposed use with our covenants and with the character of our neighborhood are cause for denial of the owners' petition.

Thank you for listening to the concerns of the residents of Wiltendale.

Sincerely,

Craig Demallie, President
Wiltendale Improvement Association

LAW OFFICES

POPE & HUGHES

A PROFESSIONAL ASSOCIATION
THE SUSQUEHANNA BUILDING
SUITE 110

29 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

(410) 494-7777
Facsimile (410) 494-1658

VIRGINIA W. BARNHART
Partner

Direct Dial: (410) 494-7777, ext. 215
E-mail: virginia.barnhart@popehughes.com

October 17, 2006

Edward J. Gilliss, Esquire
Royston, Mueller, McLean & Reid, LLP
102 West Pennsylvania Avenue
Suite 600
Towson, MD 21204

Re: Special Hearing Petition
7315 York Road

Dear Ed:

As you know, this office is counsel to the Wiltondale Improvement Association and its Board of Directors ("Wiltondale") in connection with the Petition for Special Hearing for 7315 York Road, Baltimore, MD 21204 (the "Property") for approval of a non-conforming use. The purpose of this letter is to advise you that I am authorized to resolve Wiltondale's objections to the pending petition for approval of a non-conforming use for the Property, subject to the following requirements:

The owners, Andrew C. Loyd and Heather G. Loyd, their successors and assigns, will agree:

- a. that the following requirements will be included as an express condition of any non-conforming use approval or permit issued by Baltimore County for the Property;
- b. to abide by and to require all occupants of the Property to abide by all County laws and regulations relating to the Property;
- c. that approval of the non-conforming use will be limited to approval for two apartment units only (the "Units"), generally consistent with the floor plan attached hereto as Exhibit A.

Joint #1

October 17, 2006

Page 2

- d. to lease the Property only to Named Lessees not less than 23 years of age at the time of leasing and to allow occupancy only by residents 23 years of age or older at the time of leasing unless related by blood, adoption or marriage to a Named Lessee;
- e. not to lease the property to any business, corporation, or association;
- f. that the Property will be used strictly for residential purposes;
- g. that the Property is burdened by the covenants for Section One of Wiltondale as recorded in the Land Records of Baltimore County, excepting only those covenants which restrict occupancy by persons of color;
- h. that copies of all leases for the property, along with a list identifying the names, relationship and ages of the occupants will be sent annually to the President of the Wiltondale Improvement Association, Inc., P.O. Box 10116, Towson, MD 21285-0116, or to such other address as may from time to time be designated by Wiltondale in writing;
- i. that each lease for all or part of the Property will include provisions that will require eviction if more than three post-midnight noise violations are handled by the BCPD and will require disclosure of tenant information to the Wiltondale Improvement Association, Inc.;
- j. that these requirements may be enforced by Wiltondale Improvement Association, Inc. and/or Baltimore County.

Assuming these conditions are acceptable to your clients, please have them sign and return this letter to me via facsimile by Tuesday October 17, 2006. We can then appear at the scheduled hearing to place our clients' agreement on the record and encourage the Zoning Commissioner to adopt it as a condition of approval.

By offering this resolution, Wiltondale in no way waives the right to contest further development of the Property or use inconsistent with the terms hereof.

Very truly yours,



Virginia W. Barnhart

VWB/ksg

October 17, 2006

Page 3

IN CONSIDERATION OF THE WAIVER OF WILTONDALE'S RIGHT TO CONTEST THE PENDING PETITION FOR SPECIAL HEARING RELATING TO THE PROPERTY, THE UNDERSIGNED OWNERS OF THE PROPERTY, BEING THE SOLE OWNERS THEREOF, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, DO HEREBY ACCEPT AND AGREE TO BE BOUND BY EACH OF THE FOREGOING RESTRICTIONS AND CONDITIONS DETAILED IN THIS LETTER, THIS 17 DAY OF OCTOBER, 2006.

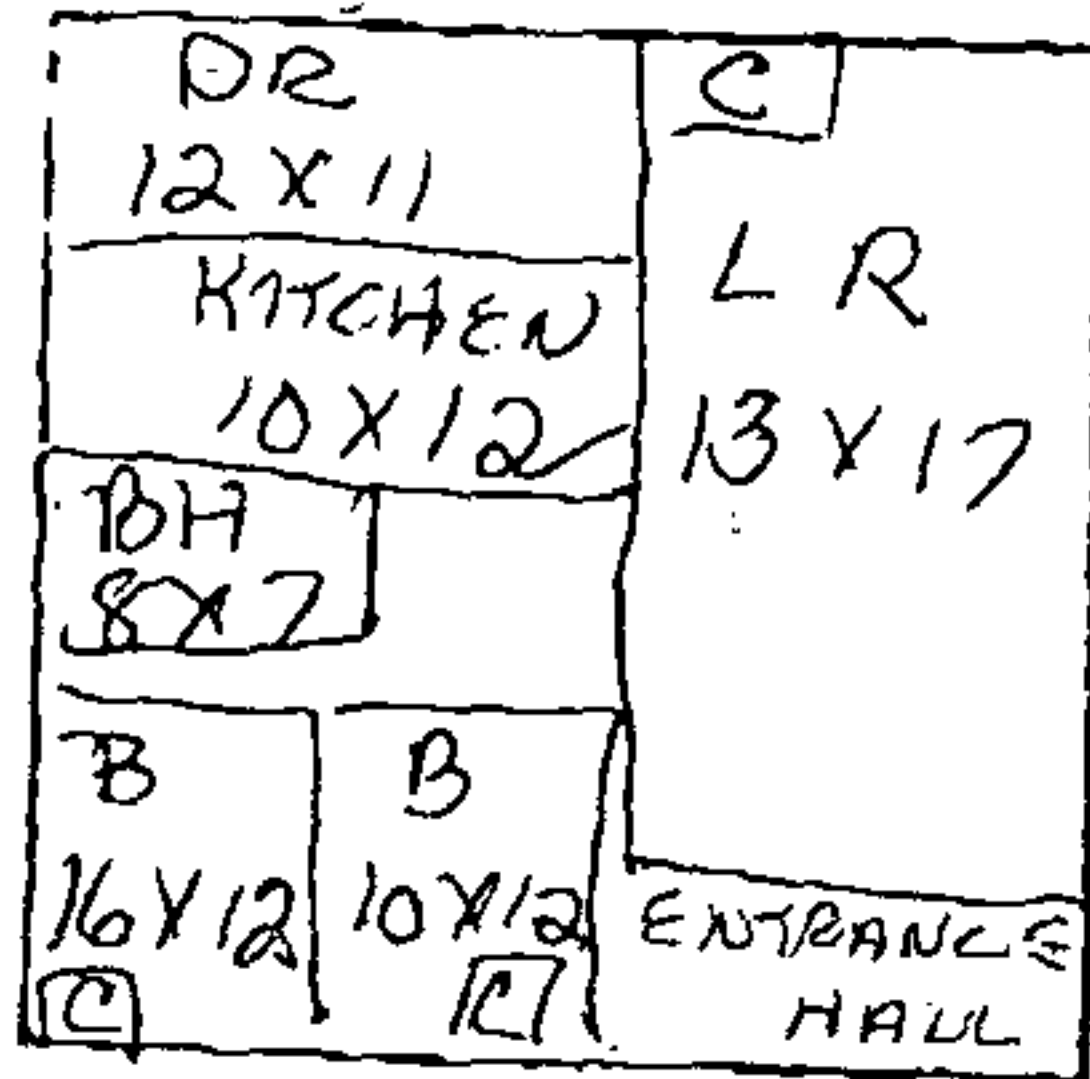
Witness

Witness

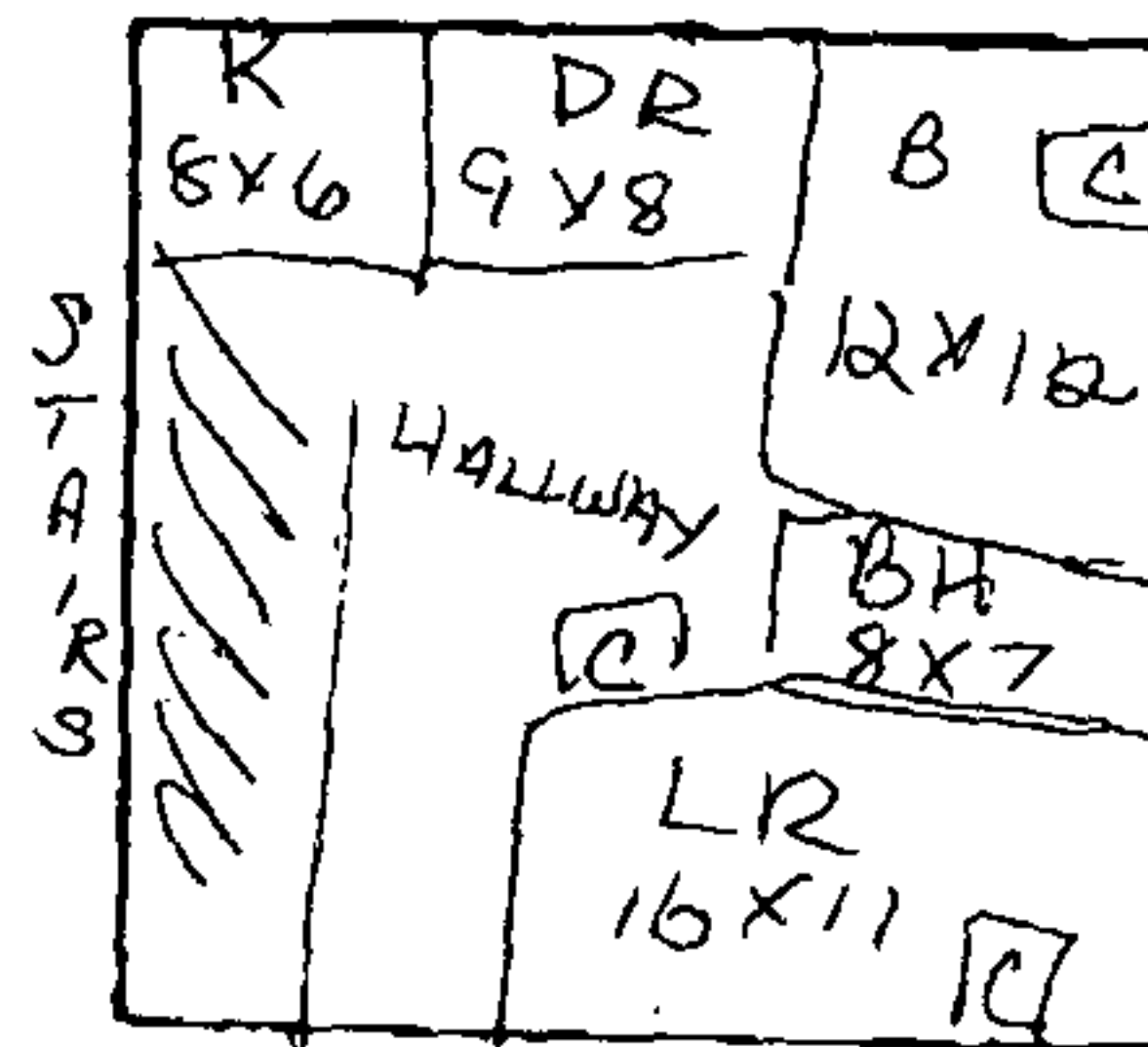
Andrew C. Loyd

Heather G. Loyd

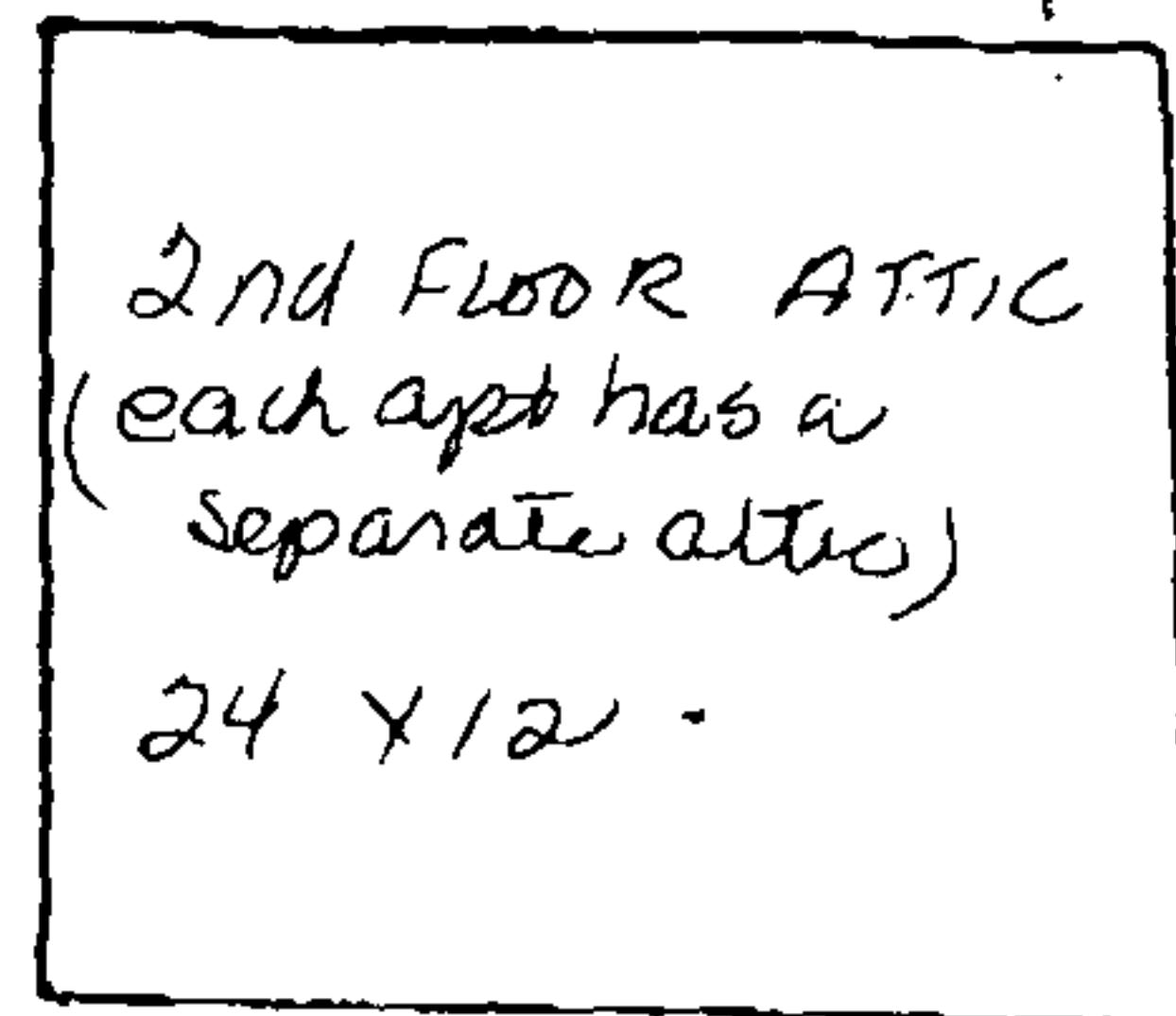
THIS SHEET TO BE SUBMITTED WITH 2 APARTMENT AFFIDAVIT AND A CHECK FOR \$400 MADE PAYABLE TO: BALTIMORE COUNTY, MARYLAND



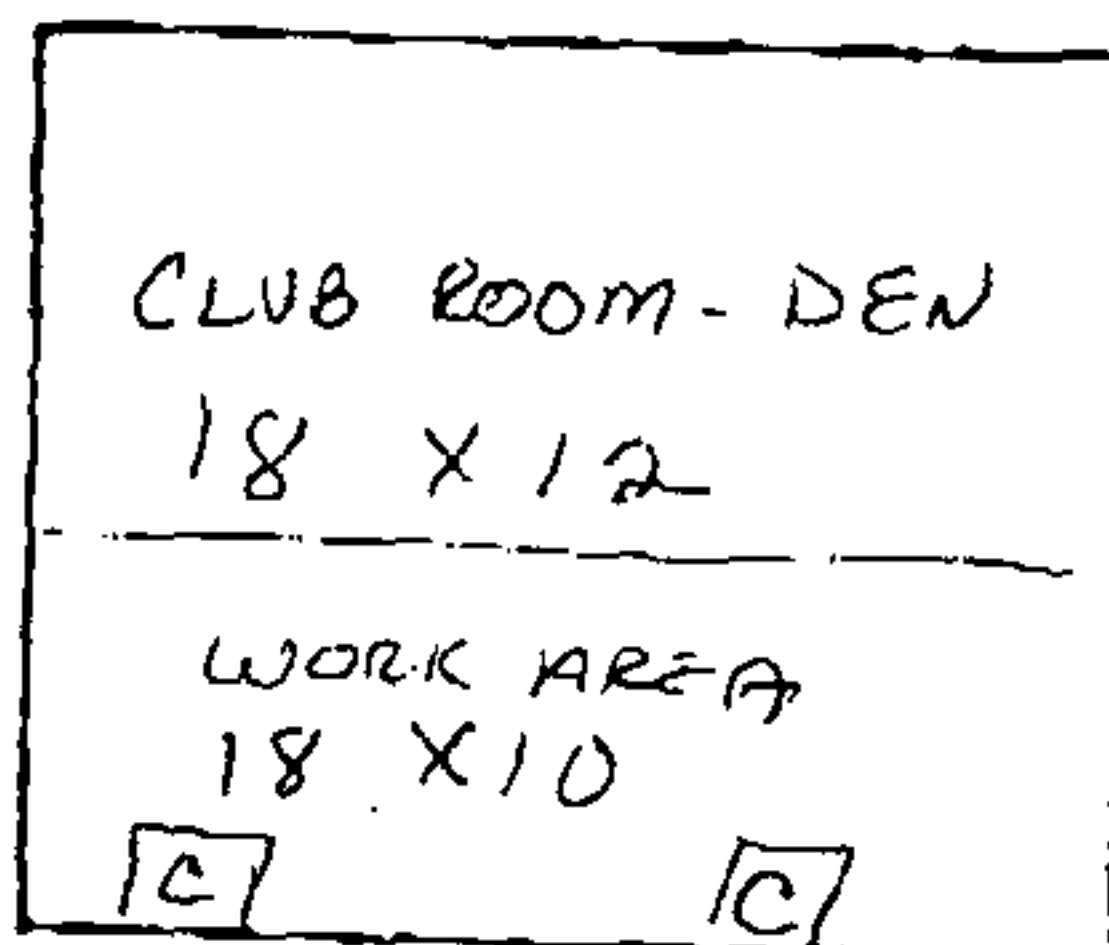
FIRST FLOOR



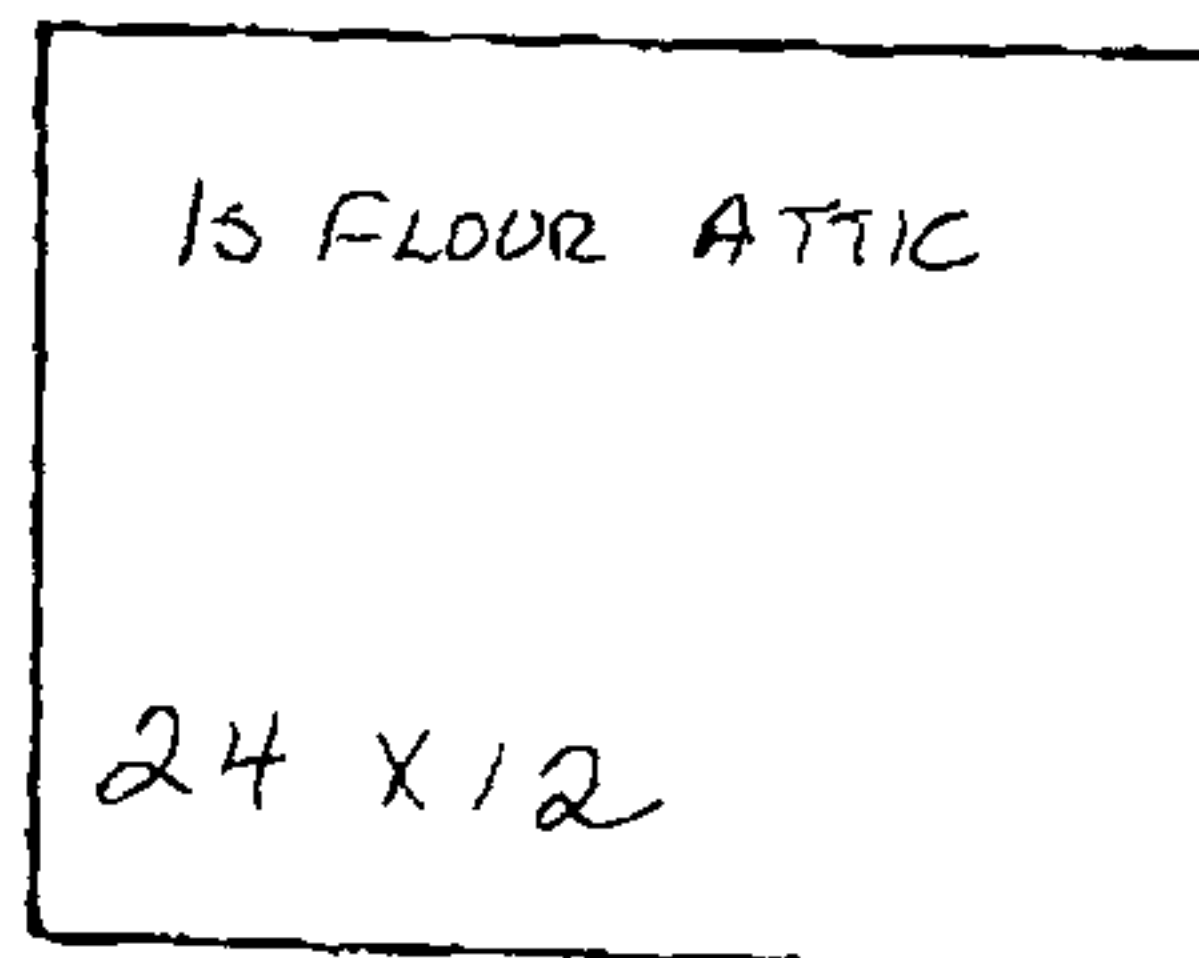
SECOND FLOOR



THIRD FLOOR



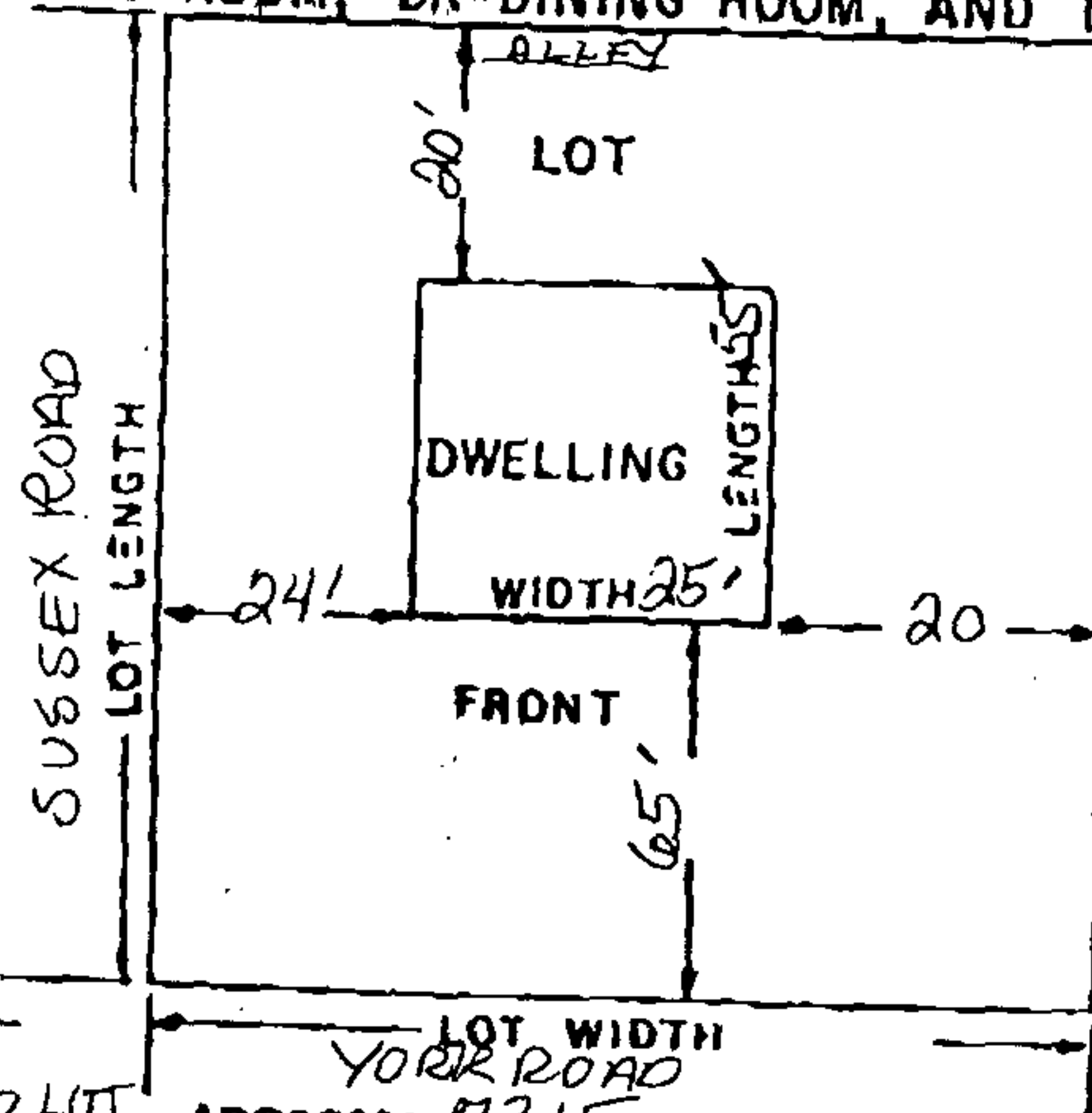
BASEMENT



ATTIC

DIRECTIONS: DRAW IN EACH ROOM AND MARK ITS USE/LENGTH AND WIDTH. MARK WHICH FLOOR HAS APARTMENT. IF DWELLING IS SEMI DETACHED USE 1 SHEET FOR EACH APARTMENT.

LEGEND: K=KITCHEN, B=BEDROOM, BH=BATH, S=STORAGE, C=CLOSET, LR=LIVING ROOM, DR=DINING ROOM, AND D=DEN.



SHOW NORTH ARROW IN CIRCLE.



INCLUDE DWELLING DISTANCE TO PROPERTY LINES. FRONT, SIDES, AND REAR.

NAME AND

DISTANCE TO NEAREST INTERSECTING ROAD

CORNER LOT
YORK &
SUSSEX

ADDRESS: 7315

NAME OF STREET FRONTING PROPERTY

(IF A CORNER LOT NAME SIDE STREET)

NAME AND

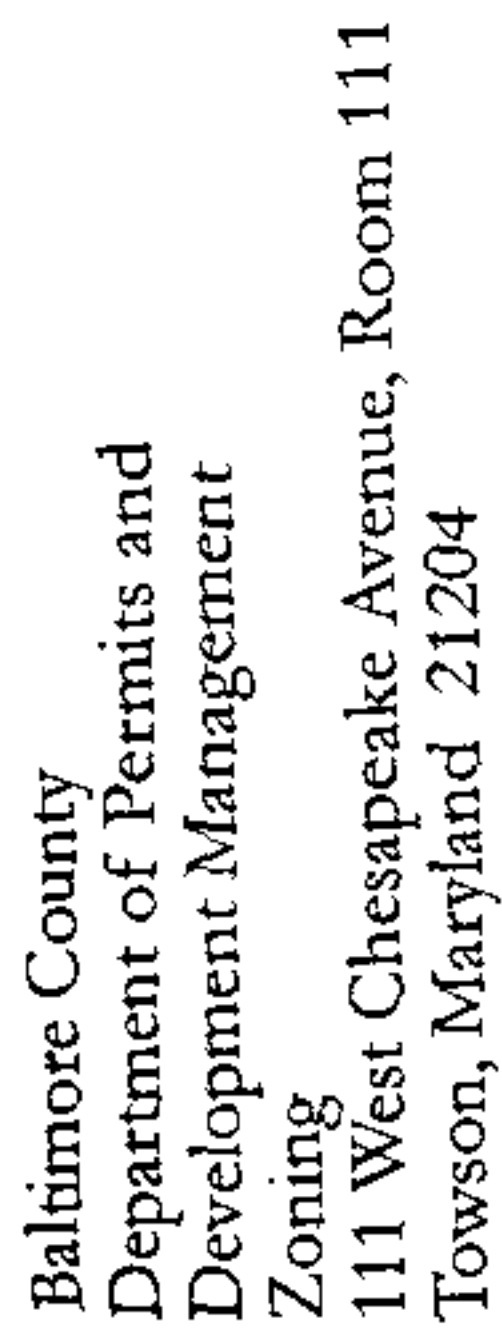
DISTANCE TO NEAREST INTERSECTING ROAD

Michael J. Cullison
1 BLOCK TO STEVENSON LANE

OWNERS SIGNATURE ↑ MICHAEL J. CULLISON

SIZE OF LOT .18 ACRES

Exhibit A



Return Service Requested

1

OCT 20 2006

Michael J. Cullison
7315 York Road
Towson, MD 21204

**10-13-05BRL 110212P RST157CLS

U11-62

REC'D
10/19/06

RETURN TO SENDER

HARVEST 8, 1904
21204%4602



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 11, 2006

Edward J. Gilliss
Royston, Mueller, McLean & Reid, LLP
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

Dear Mr. Gilliss:

RE: Case Number: 07-090-SPH, 7315 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 30, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Michael J. Cullison 7315 York Road Towson 21204



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9/7/2006

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

RE: Baltimore County
Item No. 090
CULLISON PROPERTY
VARIANCE # 7-90SPH

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 090.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2006

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

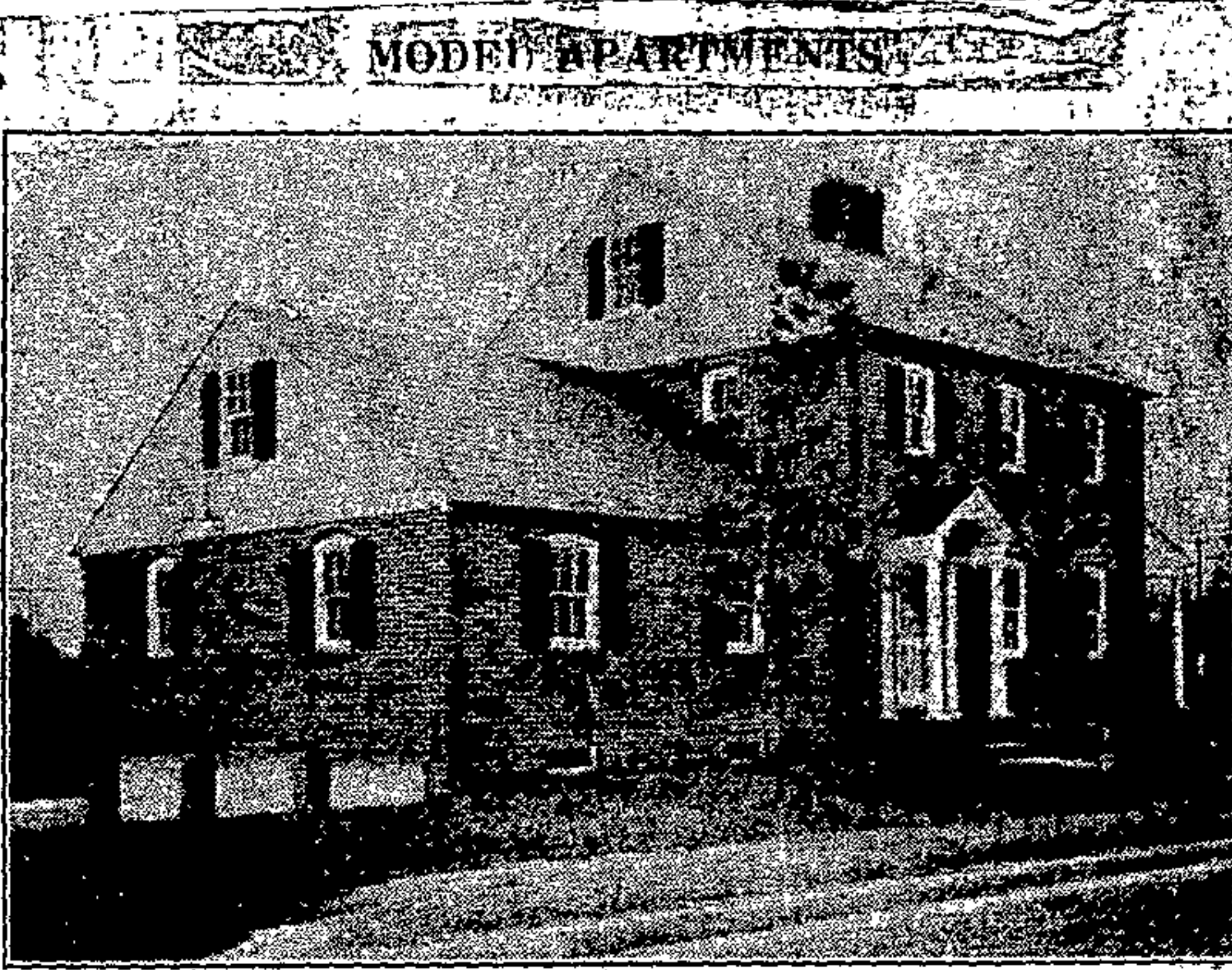
SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2006
Item Nos. 07-071, 072, 073, 074, 075, 076, 077,
078, 085, 086, 087, 090, 091 and 092

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- 09082006.doc



This attractive house which just has been completed was built for James D. Murphy, prominent linoleum dealer, and is located on the corner of the York and Sussex roads, Wiltondale. Modern throughout in its adaption of labor saving appliances, the house is a novel step into a new and practical field in that wherever possible linoleum has been used for all flooring and wall covering. There are two apartments in the house, each with its own attic, a three car garage, clubroom and modern blower type heating system. It is open for inspection.



Murphy Momberger

The marriage of Miss Ethel H. Momberger to Mr. James Dever Murphy took place June 25 at St. Matthias Protestant Episcopal Church, at Belair road and Cedonia avenue. She was attended by her sister, Miss Ruth Momberger, her brother, Mr. George Momberger, giving her in marriage. Mr. August Krater was the best man. After a wedding trip to Niagara Falls and Canada Mr. and Mrs. Murphy will live at 7315 York road.



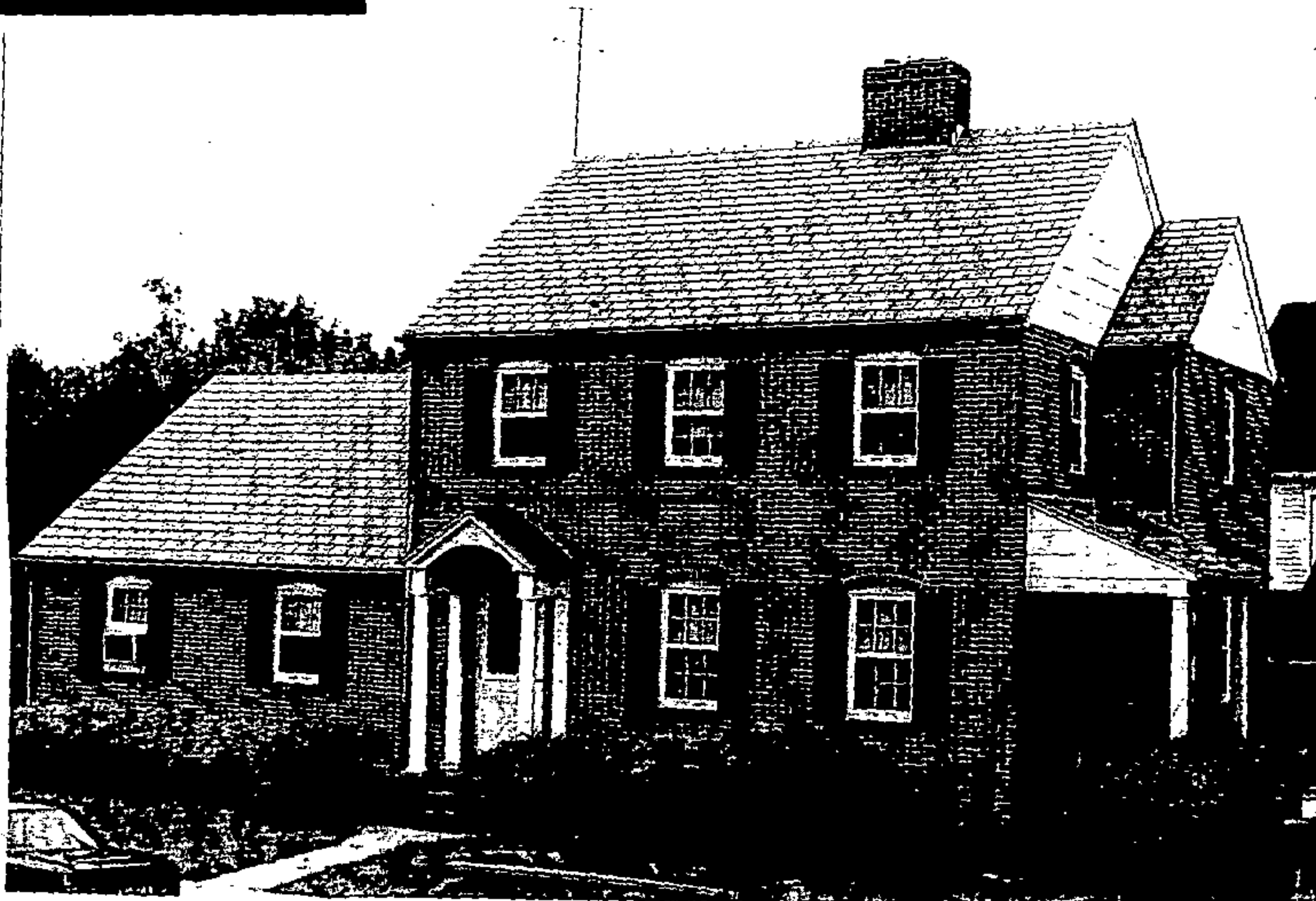
7315 York Road -- Built 1938

Occupied since June 25, 1938

James D. and Ethel H. Murphy

Occupied since January 1, 2002

Michael J. Cullison



Baltimore County's Most Modern Medium House Completed

Unusual Wiltondale Home Has Extraordinary Number Of Modern Features

Built For James D. Murphy, Prominent Linoleum Dealer

One of Baltimore county's outstanding houses, from the standpoint of modern features, has recently been completed and is now open for public inspection. Situated on the corner of York and Sussex roads in Wiltondale, just below Towson, this unusual home offers much to its owners in the way of modern equipment. It follows the traditional semi-colonial architectural design, using red brick as its basic material.

The house was built especially for Mr. and Mrs. James D. Murphy by Contractor William Mueller, and was mainly designed by Mr. Murphy himself, who has shown unusually fine taste in the selection of materials and colors for interior as well as exterior decoration. Mr. Murphy is a prominent Baltimore business man who owns and operates a linoleum company and due to his adaptability in this field, has made more extensive use of his product in making his home durable as well as beautiful than any other home built in this territory.

Linoleum Widely Used

The entire first floor is completely covered with lifetime linoleum that closely resembles old colonial wood peg flooring. The kitchen is beautifully decorated in fine, modern inlaid linoleum, and the baths are even equipped with a tile-like linoleum that is much less expensive than real tile. This floor covering, it is understood, will greatly reduce the cleaning burdens of the housewife and will eliminate entirely the cost of doing over floors.

The kitchen and bathroom walls are likewise covered with a lifetime linoleum product that has been developed in recent years. This wall linoleum is thinner than that used for flooring and is less expensive and entirely eliminates the necessity of ever having to touch the walls with paint or paper. Then too, it gives added beauty and finish that cannot be achieved otherwise and is much easier to keep clean.

Modern Gadgets In Abundance

The house is arranged so as to make two apartments with a separate attic for each and has a three car garage, cellar and club room beneath. The club room has an open fireplace, knotted pine walls and an asphalt tile floor. The lighting of the house is ultra modern with the very latest improvements. The heating system is of the blower type, which distributes warm air quickly and evenly throughout the rooms. Kitchens are ventilated with built-in fans. There is a unique and modern communication system between the front door and the second floor apartment, and there are numerous other gadgets which make for easier living such as closets which light up automatically, but these are too numerous to mention and are left to be seen should you care to inspect the house. On the whole, this is truly one of the most up-to-date homes in this section, and offers Baltimore county homemaker a splendid example of what can be done with modern building materials.

410-731-8851

19 1/2

12

12

12

Ref #4

CONTRACT OF SALE

Bennett Press, 711 Light St.

Hamilton 4742

ERNEST G. COOPER
Realtor

5207 HAMPNETT AVENUE

BALTIMORE, MD.

THIS AGREEMENT, Made this

2nd

day of

May

nineteen hundred and

thirty-eight

, between

William Mueller - (Builder)

of the first part and

James D. Murphy and Miss Ethel H. Momberger
(joint tenants)

of the second part

Witnesseth, that the said part of the first part do hereby bargain and sell ^{Built for the} ~~into the said part~~ of the

second part, and the latter doth hereby purchase from the former the following described property, situate and lying in

Baltimore County, Md. Known as the South East corner
York Rd. & Sussex Rd - Lot #142 to be improved by
2 story Brick Cottage (2 apartments) in fee, simple
Less, Hardwood floors, except in 2nd floor living room.
" wiring and all Electric fixtures and linoleum.

At and for the price of Eighty-five Hundred

(8500⁰⁰)

Dollars

of which two hundred

(200)

Dollars

have been paid prior to the signing hereof and the balance is to be paid as follows

\$300 by Cash

When House is completed.

And upon payment as above of the unpaid purchase money, a Deed for the property shall be executed at the Vendee's expense by the Vendor, which shall convey the property by a good and merchantable title to the Vendee

Taxes, and expenses

to be paid ~~or allowed for by the Vendor to~~ by James D. Murphy, nineteen hundred and

Time is the essence of this contract.

Witness our hands and seals

TEST:

Ernest G. Cooper

Wm. Mueller

[SEAL]

James D. Murphy

[SEAL]

Ethel H. Momberger

[SEAL]

[SEAL]

Built in garages (3)
overhead garage doors

Colonial Brick to be used, as of 501 Sussex

P1 #2

CASE NAME 07-090-SF14
CASE NUMBER 7315 York Rd
DATE 10-18-06

E-MAIL

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Virginia Bernhart Counsel for	Popc & Hughes PA 29 W. Livingston Street 110		
W. Hordale Inc Attn: Carol B	Ave, Towson MD 21204		
Board of Directors			
Law School Eli Newman	2807 Steele Rd →	Balt. MD, 21209	ernewman3@yahoo

CASE NAME 7315 York Rd
CASE NUMBER 07-090-SAN
DATE 10-18-06

PETITIONER'S SIGN-IN SHEET

[illegible]

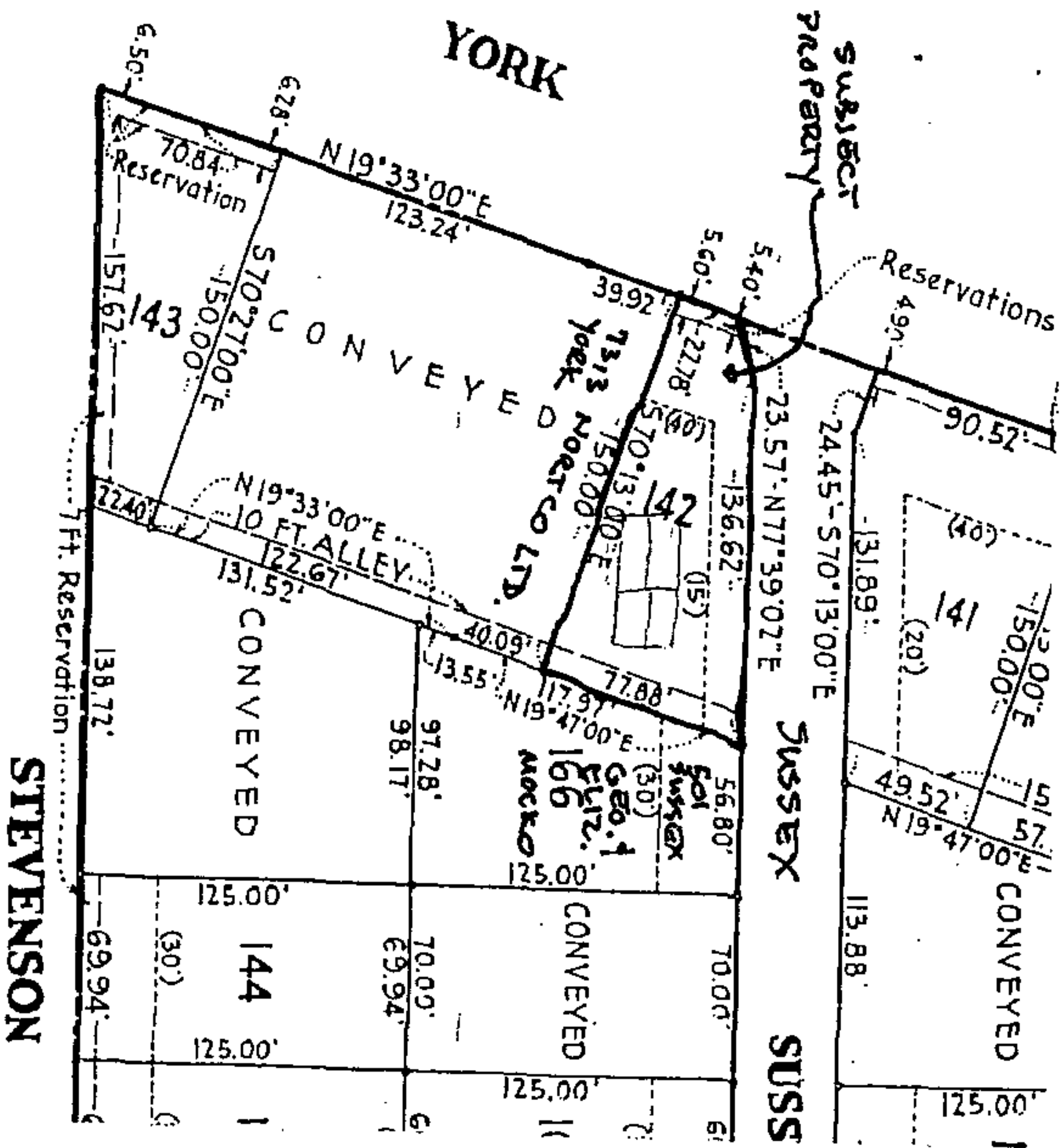
PROPERTY ADDRESS 7315 York Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WILTONDALE

PLAT BOOK # 10 FOLIO # 108 LOT # 142 SECTION #

OWNER MICHAEL J. CULLISON



NORTH

PREPARED BY

SCALE OF DRAWING: 1" =

YORK
MILTON
SUSSEX
PROJECT
PROPOSAL
STEVENSON

VICINITY MAP
SCALE: 1" = 1000'

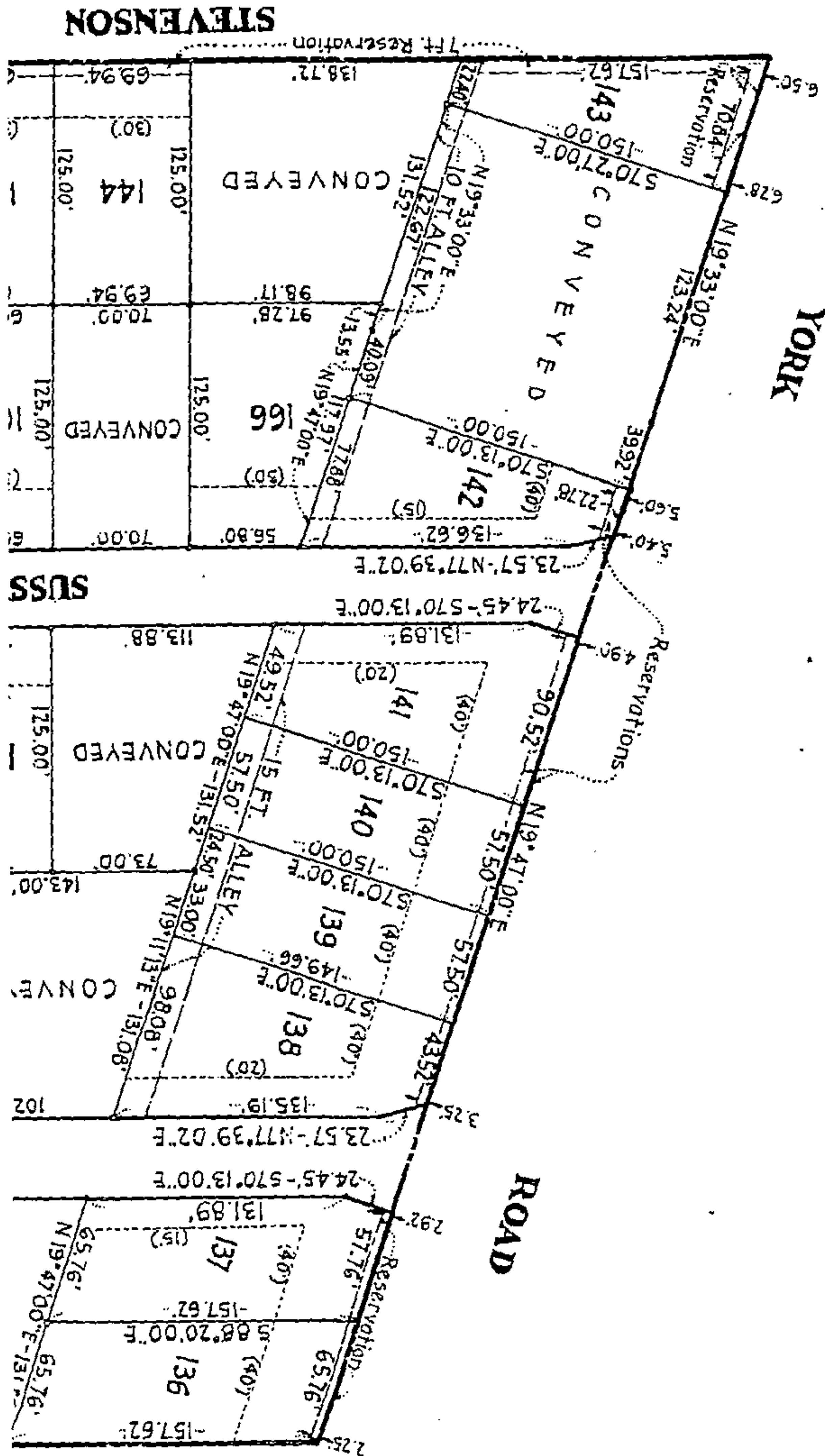
LOCATION INFORMATION
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP #
ZONING DR 5.5
LOT SIZE .1758 7659
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY / BUILDING ☐ ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

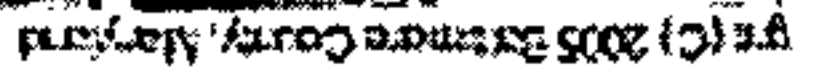
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11

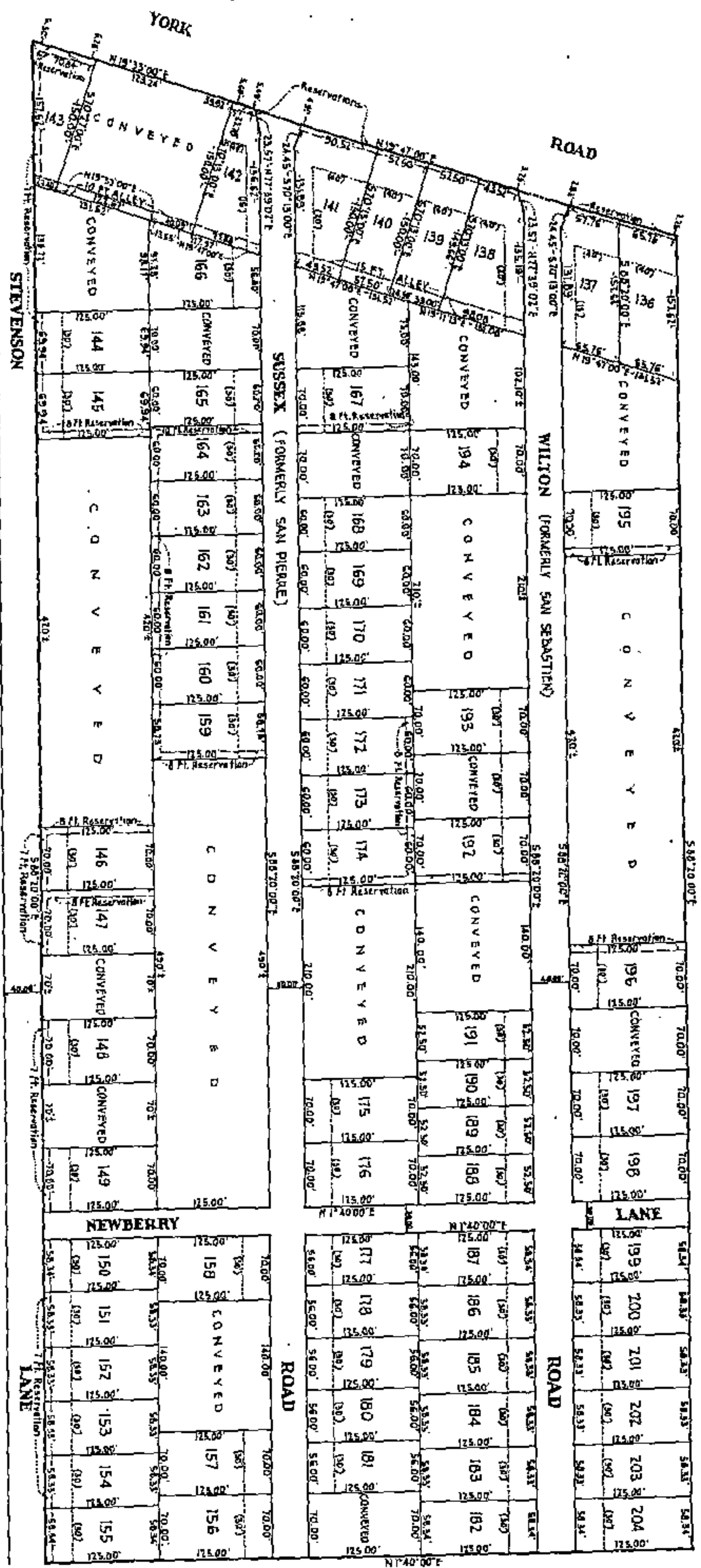
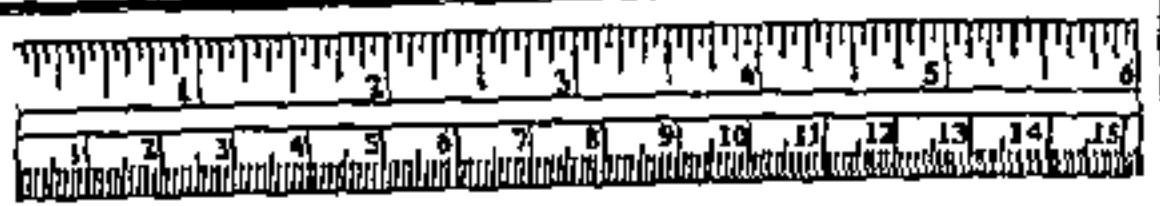
STATEMENT

This plot is a resubdivision of certain parcels of land included in a deed W. Calvin Chestnut, Attorney to Jessie Hillis Greenway, October 31, 1933, deed being filed among the Land Records of Baltimore County in L. McL. M. No. 865 folio 264, etc. The parcels of land shown on this map not included in above mentioned de marked "CONVEYED".



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-STATEMENT-
This plat is a resubdivision of certain parcels of land included in a deed from W. Calvin Chestnut, Attorney to Jesse Hillis Greenway, October 31, 1930, and deed being filed among the Land Records of Baltimore County in Liber L. Md. M. No. 865 folio 264, etc.
The parcels of land shown on this plat not included in above mentioned deed are the parcels "CONVEYED".
For the original platting of land shown on this plat see Plat Number 1 of Wiltondale filed among the Land Records of Baltimore County in Plat Book W.R.C. No. 8 folio 57.
Wiltondale, filed among the Land Records of Baltimore County in the purpose of Roads, lanes, alleys and other highways, insofar as they are contained in the outline of Section One, Wiltondale, are shown hereon for the purpose of dedication only and not for the purpose of reservation.
Reservations and rights of way are hereby expressly reserved in and over the lot five feet of each numbered lot shown on this plat.
Reservations, other than those specified above, are shown by dash lines, thus: ---
The boundaries of lots and other parcels of land and of streets and other highways are shown by solid lines, thus: ———
House setbacks from front and side streets are shown hereon by short dash lines, thus: - - -

PREPARED BY
THE ROLAND PARK COMPANY
ENGINEERING DEPARTMENT
APPROVED:
[Signature]
CITY ENGINEER

BEING A RESUBDIVISION OF PART OF PLAT "1" - WILTONDALE
RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN
PLAT BOOK W.R.C. NO. 8 FOLIO 57.
WILTONDALE
SECTION ONE
PLAT OF
BALTIMORE COUNTY, MD.
PROPERTY OF
MRS. JESSIE HILLIS GREENWAY
DECEMBER 1, 1936.
SCALE: 1" = 80 FT.
[Signature]
CITY ENGINEER

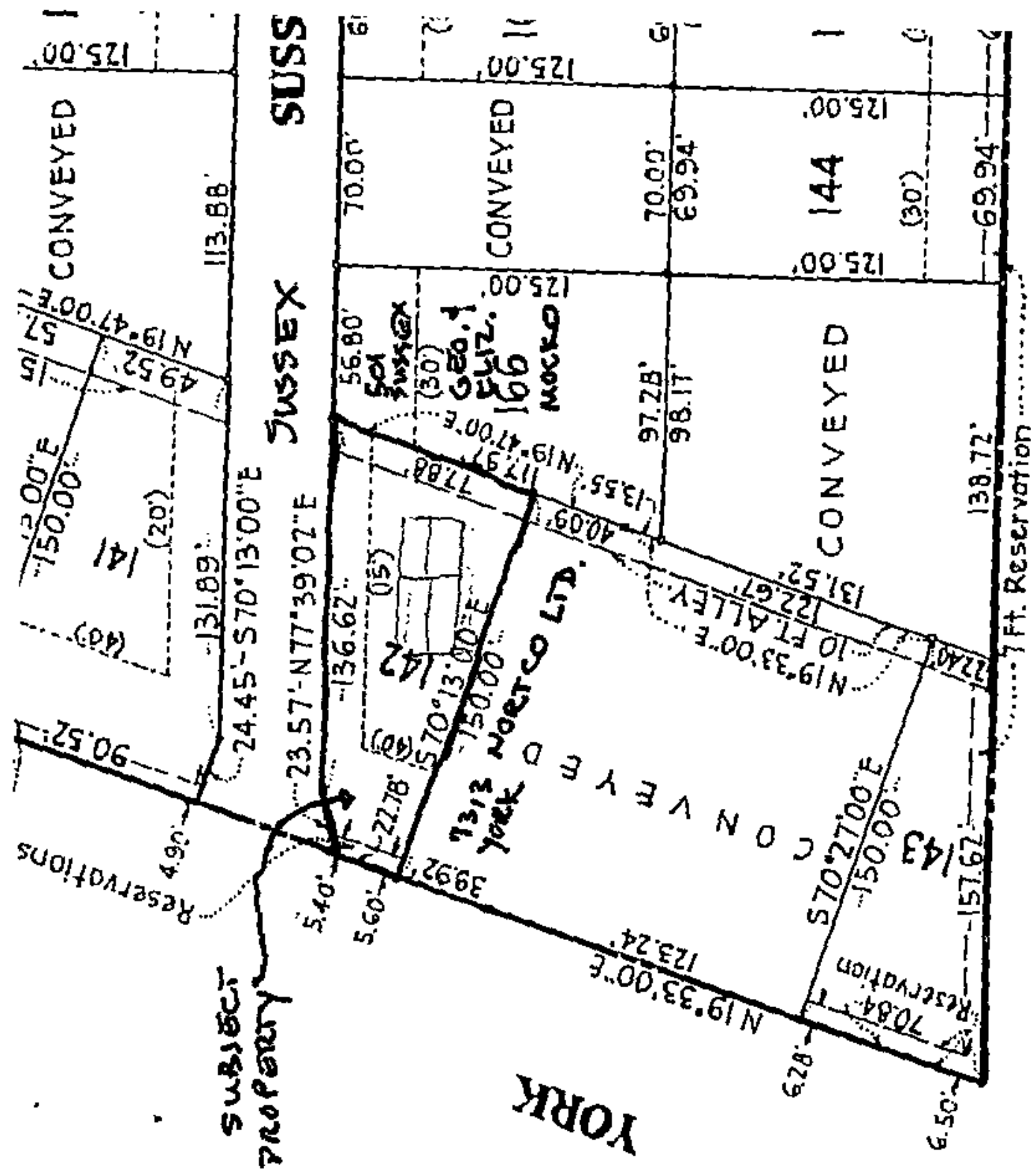
☒ SPECIAL HEARING

PROPERTY ADDRESS 7315 YORK RD

SUBDIVISION NAME WILTON DALE

PLAT BOOK # 10 FOLIO # 108 LOT # 147 SECTION #

OWNER MICHAEL J. CULLISON



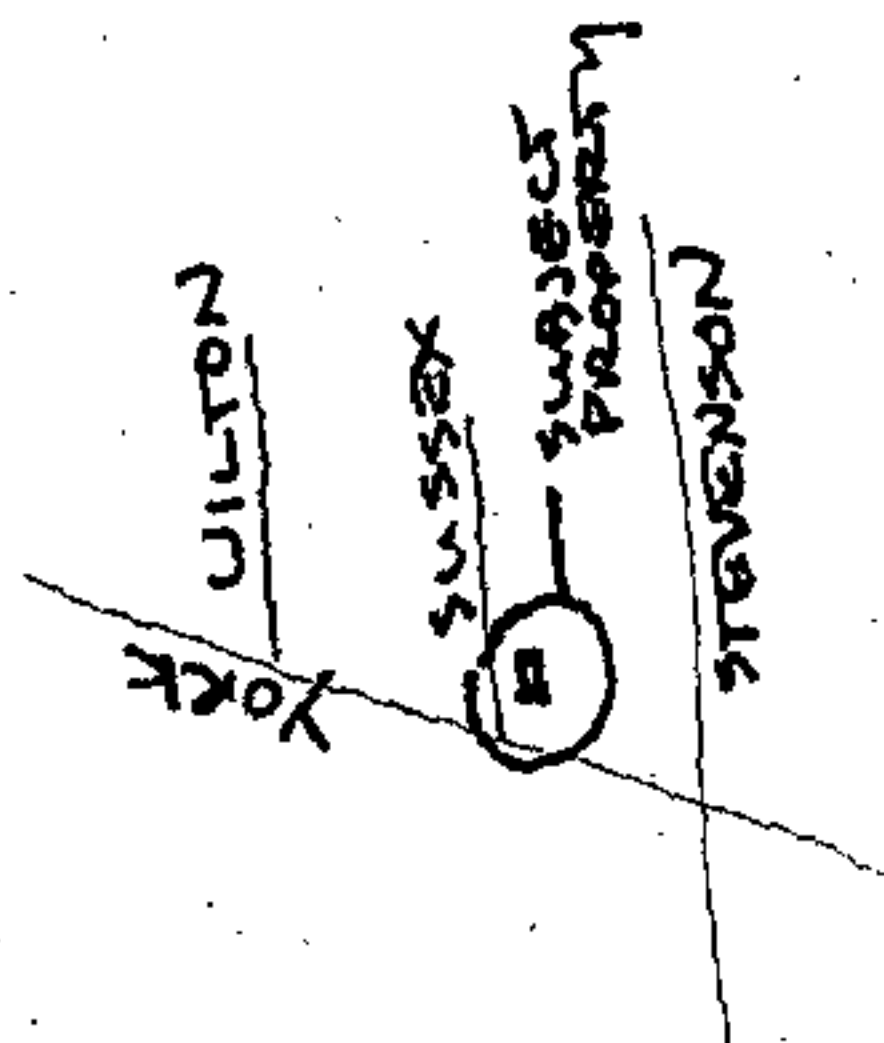
STEVENS



NORTH

PREPARED BY

SCALE OF DRAWING: 1" =



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

9
ELECTION DISTRICT

5
COUNCILMANIC DISTRICT

1"=200' SCALE MAP #

ZONING

LOT SIZE .1758 7659

ACREAGE SQUARE FEET

PUBLIC

MEMO

MATERIALS

YES NO

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/

BUILDING

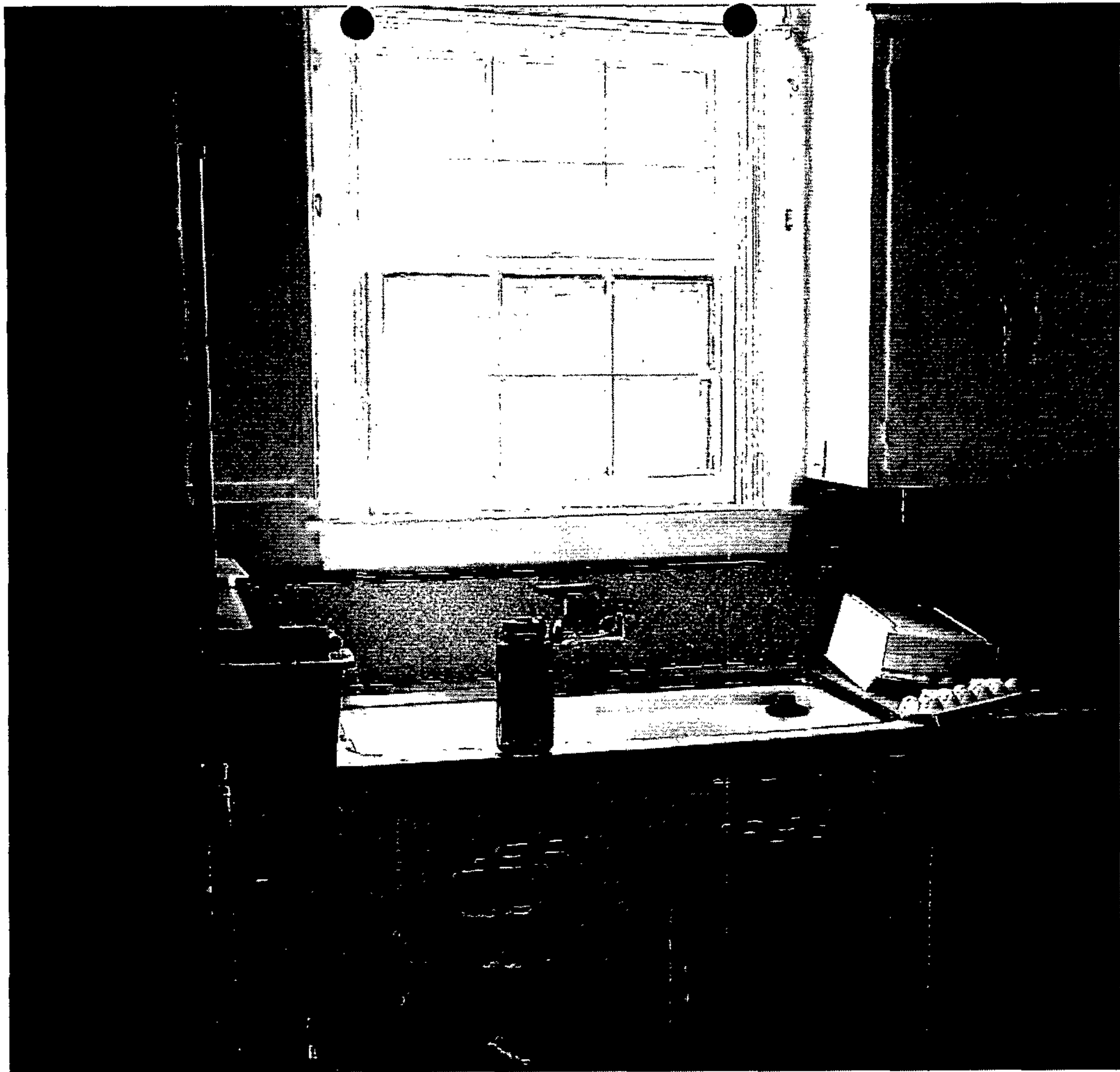
PRIOR ZONING HEARING.

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

[illegible]



4A



4 B



4C



4D



4E