IN RE: PETITION FOR SPECIAL HEARING
NW corner of Francis Avenue and

Ashbourne Road

(1264 Francis Avenue)

13<sup>th</sup> Election District

1<sup>st</sup> Councilmanic District

James A. Dixon and Annette Ferrell Petitioners BEFORE THE

\* DEPUTY ZONING

\* COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 07-488-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the above-captioned property, James A. Dixon and Annette Ferrell. Petitioners request special hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the continued nonconforming use of the existing dwelling for two apartments. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were the property owners, James A. Dixon and Annette Ferrell, their attorney, J. Neil Lanzi, Esquire, and Donald E. Hicks, P.E., the consultant who prepared the site plan. Also appearing in support were Janet Logue, Ms. Ferrell's mother, and John Dixon, Mr. Dixon's father. Appearing as protestants were Neil Wilford of 5627 Oakland Road and Richard Emmons of 1262 Francis Avenue.

It should be noted at the outset that the property is the subject of an active violation case (Case No. 07-1188) with the Division of Code Inspections and Enforcement which resulted in the filing of the instant Petition. A Code Enforcement inspector issued a Correction Notice on February 9, 2007, citing illegal conversion of a dwelling zoned for single family. Thus,

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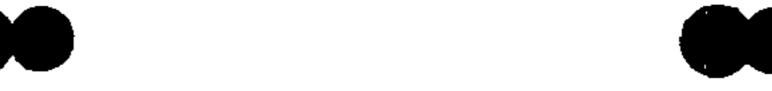
Petitioners filed for a determination by this Commission of whether a continued non-conforming use of the dwelling for two apartments should be approved.

The fact that a correction notice is issued is plainly not relevant to the decision on this Petition. On the one hand, Petitioners cannot use the fact that a structure is being used in a certain manner presently to set a precedent in order to allow that use to continue. Nor does the fact that the discontinued use may result in a financial disadvantage to Petitioners come into consideration of the zoning case, since this condition may be self-imposed. Moreover, the fact that a particular use may be occurring, which on its face could violate the regulations and is the subject of an active Code Enforcement case will not be held against Petitioners, and is not taken into consideration in deciding this case.

Testimony and evidence presented disclosed that the subject property is a rectangular-shaped parcel approximately 75 feet wide and approximately 110 feet deep and contains a gross area of 8,250 square feet, or .189 acres more or less, zoned DR 5.5, and located in the Halethorpe area of Baltimore County. The property contains an existing L-shaped one and-a-half story formstone dwelling, approximately 47 feet at its widest point by 55 feet at it deepest point, built in 1940.

Initially, Donald Hicks was offered and accepted as an expert in civil engineering with a focus on land use issues. An aerial photograph of the site was marked and accepted into evidence as Petitioner's Exhibit 2, showing the configuration of the dwelling on the subject property, as well as other homes in the immediate area. Also marked and accepted into evidence as Petitioner's Exhibit 3 was a plat of the Halethorpe Heights subdivision dated March 20, 1936 showing the subject property as lot 4. Mr. Hicks testified that the property also featured a detached two-car garage. The center of the garage straddled the property line of the subject

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property and the adjacent property owner at 1262 Francis Avenue, Mr. Emmons, giving each property owner the use of a one-car garage. Mr. Hicks indicated there is parking for an additional three cars on the rear area of the property, and also indicated that there is on-street parking on Ashbourne Road, with space for approximately five parked cars next to the subject property, for a total of potentially nine parking spaces. As configured, the interior is set up as a multi-family dwelling with multiple utility meters, and separate entrances -- the main entrance to the first floor fronting Francis Avenue; a ground floor side entrance through two doors leading to the basement; a staircase entrance at the back of the dwelling leading to a second floor; and an opposite side staircase entrance leading to the second floor. Based on his review and inspection of the subject property and properties nearby, Mr. Hicks opined that the existing subject property was consistent with homes in the neighborhood, and would not conflict with existing community aesthetic or be detrimental to the health or safety of residents, nor would public services be adversely impacted. He also opined that his inspection and evaluation of the subject property was consistent with a multiple use dwelling that had been used for that purpose since it was built.

Additional testimony and evidence offered revealed that Petitioners purchased the property in 2004 from a Mr. Richards, with the express understanding that the dwelling was designated for multiple apartments. The previous owner had rented the second floor to two separate families, with a common wall separating the second floor apartments and one kitchen serving both apartments. Petitioners indicate they wish to rent only the second floor as a one family apartment in order to help with the cost of the mortgage, while living on the main level as their own separate apartment. Also marked and accepted into evidence was Petitioner's Exhibit 4A through 4H, which consisted of eight photographs showing various exterior views of the dwelling. According to Petitioners, they have not done any structural renovations other than

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employee that the three separate meters "have always been that way."

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window replacements and basement waterproofing. Exhibit 4I was an interior photograph showing four BGE meters located in the basement. According to testimony, the meter to the far left is a single-phase meter for commercial purposes and the two meters in the center of the photograph are three-phase meters for residential use. The fourth meter to the right in the photograph is not active. In addition, Petitioner's Exhibit 5, which was marked and accepted into evidence, consisted of statements from BGE showing three separate account numbers for three separate apartments -- numbered Apt. 1, Apt. 2, and Apt. 3. The meters are in the name of Petitioner, Annette Ferrell. Ms. Ferrell indicated she had been told by a long-time BGE

Also testifying in support of the requested relief was Ms. Janet Logue. Ms. Logue appeared to be in her mid to late 60's and grew up in the vicinity of the subject property. She indicated she became familiar with the property in 1951 at age 11 because she would visit the tenant on the second floor, "Ms. Beverly", who gave her clothing and "nice outfits." At that time, she also saw the owner of the property, Dr. Daugharthy, who lived on the first floor with his family and also had his doctor's office there. Ms. Logue also indicated she was familiar with another lady that lived in the other second floor apartment during the 1950's, and that Ms. Beverly lived there until at least 1955. Ms. Logue indicated she was familiar with the dwelling during the 1960's and 1970's because she lived in the area and because her husband ran a television repair shop across the street during that time and into the 1980's. During that time period, she always knew the home as having two tenants on the second floor. In addition, Petitioner's father, John Dixon, testified. Mr. Dixon, who is 82 years old, indicated that he was familiar with the area and the subject property because he and a friend living on the same street



used to distribute circulars for his church. Mr. Dixon indicated the property "was used for more than one family since around 1945."

Testifying in opposition to the requested relief were Neil Wilford and Richard Emmons. Mr. Wilford lives several blocks away at 5627 Oakland Avenue. He did not have any specific opposition to Petitioners' testimony or evidence, other than to state that parking was a rampant problem in the area, especially during the last 10 years, and that there was insufficient parking for multiple tenants at the subject location. He offered a hand-drawn map of the surrounding area with markings for parking spaces, which was marked and accepted into evidence as Protestant's Exhibit 1. He also felt it was inappropriate for Petitioners to count the five potential parking spaces on Ashbourne Road as parking for the tenants, since it is a public street, with no reserved spaces. Mr. Emmons lives next door to the subject property at 1262 Francis Avenue. Mr. Emmons indicated he was familiar with the property since 1976 when he moved in next door. Mr. Emmons stated he was familiar with the apartments on the second floor, and that Dr. Daugharthy used the first floor as his residence and office, and eventually moved out of the residence, but continued to use the first floor as his doctor's office. Mr. Emmons also presented as Protestant's Exhibit 2, which was marked and accepted into evidence, a copy of a petition signed by approximately 22 other nearby neighbors, requesting that the nonconforming use petition for two apartments at 1264 Francis Avenue not be granted.

A nonconforming use is defined in Section 101 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as "[a] legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such use." In addition, Section 104.1 of the B.C.Z.R. states that "[a] nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any

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change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate." It is also well settled that nonconforming uses are not favored under the law, and that nonconforming uses are contrary to the zoning scheme established by the zoning regulations. *See, McKemy v. Baltimore County*, 39 Md. App. 257 (1978). Moreover, it is the burden of Petitioner to prove the nonconforming use during the period of time at issue, which often presents its own set of challenges. By virtue of the historical nature of the use, Petitioners must find witnesses with memories going back 50 and 60 years, or other anecdotal or documentary evidence, to prove that a use has been ongoing for the period of time at issue.

Turning now to the instant matter, the relevant date in this case is March 30, 1955, the date the current zoning regulations were adopted. Based on the testimony and evidence, I am convinced that the subject property has been used without interruption as at least two apartments since before 1955. The evidence shows that the dwelling was built in 1940 and that the interior and exterior are consistent with its use as a multi-family dwelling; that there are multiple entrances to the basement, first floor, and second floor, including two separate entrances leading to the second floor; that there are separate kitchens on the first and second floors; and that there are multiple BGE meters located in the basement for three separate apartments, as well as BGE statements reflecting three apartments. Through testimony, the evidence also revealed that the dwelling has been used as multiple apartments, including two apartments on the second floor, as far back as 1951, and that this use has continued without interruption through to the present day. Thus, I am persuaded to approve the use of the subject property as nonconforming use for two apartments.

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Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence, I find that the Petitioner's request for special hearing should be granted.

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

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

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JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

July 25, 2007

J. NEIL LANZI, ESQUIRE 409 WASHINGTON AVENUE, SUITE 617 TOWSON, MD 21204

Re: Petition for Special Hearing
Case No. 07-488-SPH
Property: 1264 Francis Avenue

Dear Mr. Lanzi:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: James A. Dixon and Annette Ferrell, 1264 Francis Avenue, Baltimore MD 21227 Donald Hicks, Hicks Engineering Associates, Inc., 200 East Joppa Road, Suite 402, Towson MD 21286 Janet Logue, 5 Maple Drive, Baltimore MD 21228 Ed Griffin, 3340 Warehime Road, Manchester MD 21102 Neil Wilford, 5627 Oakland Road, Arbutus MD 21227 Richard Emmons, 1262 Francis Avenue, Baltimore MD 21227



#### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

1264	Francis Avenue
for the property located at	TAD E E
which is presently zoned (This petition <u>must</u> be filed in person, in the zoning)	
( mis peadon <u>must</u> be med in person, in the zom	ng Unice, in arpheate, with original orginalarous
This Petition shall be filed with the Department of Permits wher(s) of the property situate in Baltimore County and which and made a part hereof, hereby petition for a Special Hearing to County, to determine whether or not the Zoning Commissioner This box to be completed by planner.	ch is described in the description and plat attached hereto under Section 500.7 of the Zoning Regulations of Baltimore
The continued nonconforming use of the en	xisting dwelling for two apartments
penaltie	dvertising, posting, etc. and further agree to and are to be re County adopted pursuant to the zoning law for Baltimore do solemnly declare and affirm, under the es of perjury, that I/we are the legal s) of the property which is the subject of
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
	James A. Dixon
Vame - Type or Print	Name / Type or Priny
Signatura	Signature
Signature	Annette Ferrell
Address Telephone No.	Name - Type or Print  Comute Simulation
City State Zip Code	Signature 410 747 3131
Attorney For Petitioner:	1264 Francis Avenue 410-747-3131 Address Telephone No.
J. Neil Lanzi	Address Telephone No.  Baltimore MD 21227
Name - Type or Pηπί	City State Zip Code
Mohami	Representative to be Contacted:
Signature	
J. Neil Lanzi, P.A.	J. Neil Lanzi
Company 409 Washington Ave #617 410-296-0686 Address Telephone No.	Name 409 Washington Ave #617 410-296-0686 Address Telephone No.
Towson, MD 21204 City State Zip Code	Towson, MD 21204 City State Zip Code
	OFFICE USE ONLY
FSTI	MATED LENGTH OF HEARING
	VAILABLE FOR HEARING D.T. Date 4/25/07
REV 9/15/98 TOTAL RECEIVED FOR PROBLEM	D.T. Date = 4/25/01

#### DESCRIPTION FOR ZONING OF PROPERTY KNOWN AS

### NO. 1264 FRANCIS AVENUE 1<sup>st</sup> COUNCILMANIC DISTRICT 13<sup>th</sup> ELECTION DISTRICT HALETHORPE BALTIMORE COUNTY, MARYLAND

BEING KNOWN AND DESIGNATED as Lot No. 4, as shown on subdivision plat . entitled "Plat No. 1, Plat of Halethorpe Heights", which plat is filed among the Land Records of Baltimore County, Maryland in Plat Book L.McL.M. 10 at Folio 110.

The improvements thereon being known as No. 1264 Francis Avenue, Baltimore, Maryland 21227.

A STATE OF THE STA

HICKS ENGINEERING ASSOCIATES, INC. CIVIL ENGINEERS ~ LAND SURVEYORS 200 EAST JOPPA ROAD, SUITE 402

TOWSON, MARYLAND 21286 TELEPHONE: (410) 494-0001 April 6, 2007

Page 1 of 1

#### 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: # 07-488-SPH

1264 Francis Avenue N/west corner of Francis Avenue and Ashbourne Road

13th Election District 1st Councilmanic District Legal Owner(s): James A Dixon & Annette Ferrell

Special Hearing: to approve the continued nonconforming use of the existing dwelling for two apartments.

Hearing: Monday, July 16, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for a
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 con- cerning the File and/or Hearing, Contact the Zon-ing Review Office at (410) 887-3391.

6/337 June 28 140206

#### CERTIFICATE OF PUBLICATION

6/28,2007
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on _6 28,2007
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

J. WUKING LEGAL ADVERTISING

No. 26 000c 8 198-584 FRANCIS & FINANCE MISCELLANEOUS RECEIPT Em# 488 BALTIMORE COUN OFFICE OF BUDGET 1364 RECEIVED FROM: FOR DATE

Land to the second seco

YELLOW. CUSTOMER

PINK - AGENCY

DISTRIBUTION WHITE - CASHIER

#### CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

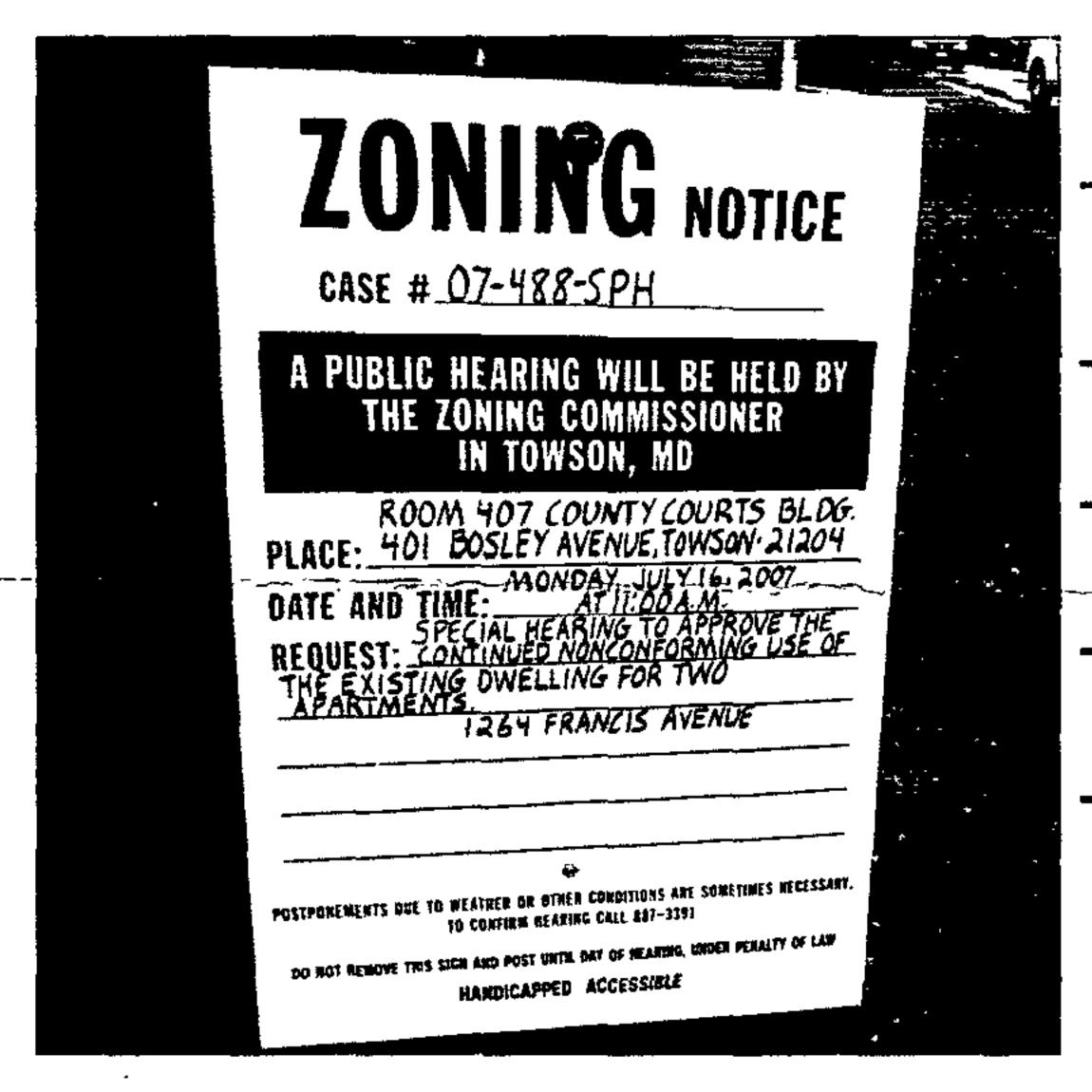
**DATE:** 07/03/07

Case Number: 07-488-SPH

Petitioner / Developer: J. NEIL LANZI~JAMES DIXON

Date of Hearing (Closing): JULY 16, 2007

The sign(s) were posted on: 06/29/07



(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030 (City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)



JAMES T. SMITH, JR. County Executive

May 29, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

#### **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: 07-488-SPH

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N/west corner of Francis Avenue and Ashbourne Road
13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District
Legal Owners: James A. Dixon & Annette Ferrell

Special Hearing to approve the continued nonconforming use of the existing dwelling for two apartments.

Hearing: Monday, July 16, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: J. Neil Lanzi, 409 Washington Avenue, Ste. 617, Towson 21204 James Dixon, Annette Ferrell, 1264 Francis Avenue, Baltimore 21227

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 30, 2007.

- (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

Thursday, June 28, 2007 Issue - Jeffersonian

Please forward billing to:

James Dixon 1264 Francis Avenue Baltimore, MD 21227 410-747-3131

#### 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: 07-488-SPH

1264 Francis Avenue
N/west corner of Francis Avenue and Ashbourne Road
13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District
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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

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

Item Num	nber or Case Number: 07-488-SPH								
	J. NEIL LANZI, ESQUIRE - ATTORNEY FOR PETITIONER								
Address o	Address or Location:  J. NEIL LANZI, P.A.  MERCANTILE BUILDING, SUITE 617  409 WASHINGTON AVENUE - TOWSON, MD 21204								
	FORWARD ADVERTISING BILL TO:								
Name:	MR. JAMES DIXON								
Address:	1264 FRANCIS AVENUE								
	BALTIMORE, MD 21227								
Telephone	e Number: 410-747-3131								



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

July 12, 2007

J. Neil Lanzi 409 Washington Avenue, #617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 07-488-SPH, 1264 Francis Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 25, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

u. Callibal)

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

WCR:amf

Enclosures

c: People's Counsel

James A. Dixon Annette Ferrell 1264 Francis Avenue Baltimore 21227

RE: PETITION FOR SPECIAL HEARING

1264 Francis Avenue; NW corner Francis

Avenue and Ashbourne Road

13<sup>th</sup> Election & 1<sup>st</sup> Councilmanic Districts

Legal Owner(s): James Dixon & Annette Ferreil\*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

**FOR** 

BALTIMORE COUNTY

07-488-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 and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18<sup>th</sup> day of May, 2007, a copy of the foregoing Entry of Appearance was mailed to, J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

MAY 1 8 2007

Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** May 29, 2007

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BY:...

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-488-Special Hearing

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

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

Prepared By:

**Division Chief:** 

CM/LL

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** May 29, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-488-Special Hearing

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

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

Prepared By:

Division Chief:

CM/LL

State Highway
Administration 8

Martin O'Malley, Governor Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MAY 7, 2007

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

RE: Baltimore County

Item No. 7-488 - 5PH

1264 FRANCIS AVENUE

DIXON FERRELL PROPERTY

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. 7468 574

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 E

Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

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

**DATE:** May 8, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For May 14, 2007

Item Nos. 07-476, 488, 489, 490, 491, 492,

493, 494, 496, 497, and 499

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- 05072007.doc

CASE NAME DIXOS
CASE NUMBER 07-458 - SP.

# PETITIONER'S SIGN-IN SHEET

								Donald & Klicks P.E.	Ed Dai AAIN	James 10/xon	J J Nell Canzi	Mynn ette Oferre 4	James Loque	NAME
					-			Esol Norra Reso	3340 WAREHME RIS	1264 Francis Rue	409 Washington aux #617	Duy Folancis Ave	5 mable 10/11.	ADDRESS
								TOWARY, 1960 2/286	MANUCHESTER MD 21102	Halethorae MM 21222	TOWSON MI) 2/204	Halethorpe Mal. 21227	The wind 22 M	CITY, STATE, ZIP
											1000 CS. (0m			E- MAIL

Case No.: 07-488-50H

Exhibit Sheet

#### Petitioner/Developer

#### Protestant

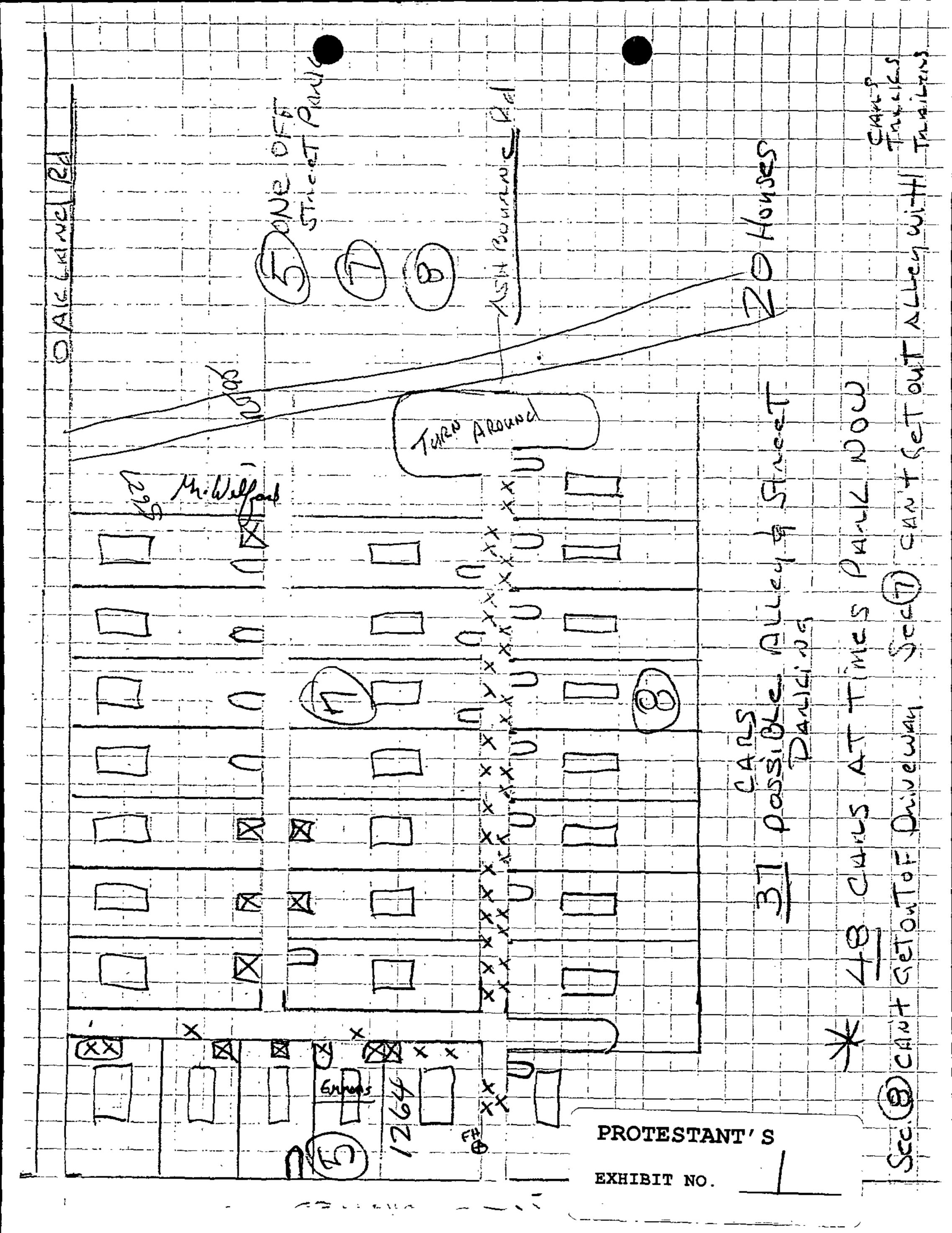
No. 1		
	Site plan	map
No. 2	aerial photograph	Citizens Petition from homeowners
No. 3	Plat fr. ~ 1936	01/6 photographs of vehicle
No. 4	a-in photographs	
No. 5	BGE 6:11	
No. 6	taxation of property	
No. 7		-
No. 8		
No. 9		
No. 10		
No. 11		
No. 12	•	

## PLEASE PRINT CLEARLY

CASE NUMBER 7-488-5PH DATE 7-16-2007

# CITIZEN'S SIGN-IN SHEET

E- MAIL											
CITY, STATE, ZIP	Rolling Md 21277										
ADDRESS	5627 OMKLAND Road										
NAME	1.croad	יויין ויירו לאוויין לאוויין									



The following homeowners are requesting that the zoning commissioner does not grant the nonconforming use petition of 1264 Francis Ave for two apartments. We request that the property is zoned just as our homes are zoned.

Name	Address	Signature
RICHARD EMMONS	1262 FRANCIS AVE	Kighoutingons
Serve & Emmons	1262 Frances ave	Sade Evenes
JERDME BUJANOWS	KI 1256 FRANCIS AVE	Lang Beganoute
RODAL SCOTT	563B AShbours Rd.	Free boots
Diana Oleskina	5639 ashbrurne Rd	Henre Deckin
Ohne Domanca	- 5436 Oshbourne Rd.	Ви Вохими
Jammy Dan-or	5633 Ashborne Rd	The state of the s
Carch Fallon	5634 Ashboure Rel	Gaz Falla
Amos Facey	5634 ASHBOUNG RU.	The The
Km Shab	5637 ashboure Rd	Kin Dreb.
7.1 ary Goodrule	5635 ashbruse Rd	Mary Goodul
donn Lepson	5639 Ochlind Pd	Ann Lepan
Commen	5639038kb~ RL	1 Conson
Wike Kuth	5635 Oakland rd 21227	to take
Tale William		Jene T. William
Joseph Musey	5629 Moheroure Rel 21227	Godi Huly
Wanda walls	5624 Ashbourne Rd. 21227	Wande Walls ()
Marty Walls	56 H lisblowne Rd. 21227	Desgrity wall
TRACEY walls	5624 ashbourne Rd. 21027	TRocey Walls
BRYAN D'NEILL	1258 FRANCIS AVE 21227	Broga 7 024
ROBERT POPE	5637 OAKLAND RD. 21227	RAD-Rope
Dand a. Richard	5631 OAKIAND Rd 21227	Dans a. Reher
		<u> </u>

PROTESTANT'S

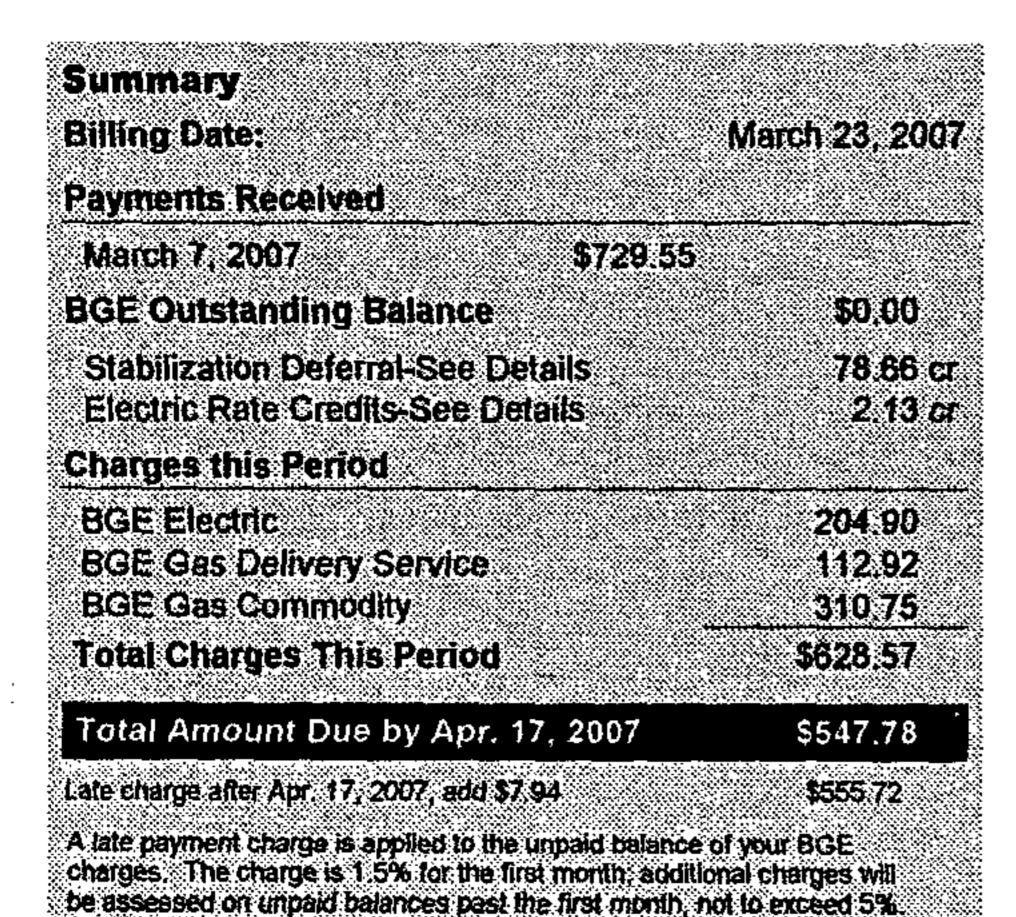
EXHIBIT NO.



The following homeowners are requesting that the zoning commissioner does not grant the nonconforming use petition of 1264 Francis Ave for two apartments. We request that the property is zoned just as our homes are zoned.

Name	Address	Signature
Neil WILFARd	56270AKLANDRD 21227 56290AKLANDND 2022)	- diellika
JAW RIASHEM	5629 OAKLAND ND 2022)	- Call
<u> </u>	<u> </u>	
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<u></u>		





Important Information About Your Bill

Effective January 1, 2007, your Price to Compare is 10.88 cents (\$.1088) per kWh, which has been reduced due to recent legislation. When shopping for electric suppliers, compare this price to those proposed by other companies. This price reflects the average annual amount a customer on this schedule pays per kilowatt-hour for BGE Electric Supply.

Name

Annette M Ferrell

Service Address

1264 Francis Av \*Apt 1 **Baltimore** 

84523-24193

MD 21227

**Account Number** 

Maye S	cheduled F	Joedina		Audt	23, 2007
				MPIN	23, 2001
	c Usage Pi	ofile			
Month! Year	Type of Reading	Days	kWh	Avg. Daily Use	Ayg. Temp
Mar 07	Actual	29	1557	53.7	40
Feb 07	Actual	30	2111	70.4	28
Mar 06	Actual	30	1162	38.7	42
Gas Us	age Profile	3			
Month	Type			Avg.	Avg.
Year	of Reading	Days	Thems	Daily Use	Temp
Mar 07	Actual	29	299	10.3	40
Feb 07	Actual	30	440	14.7	28
Mar 06	Actual	30	237	7.9	42

Stabilization	Deferrat	Rate Deta	ils:		
15!	57 kWh	×	.050520	Ю0	\$78.66
Electric Rate	Credit D	etalis:			
15	57 kWh	¥	001370	00	\$2 13

Electric Rate Credit: Your BGE Electric Delivery Service bill has been reduced due to recent legislation.

Adj Annual Usage Ele 19 441 kWh. Gas 1,755 therms......

Please detach here and return this portion with your payment.

Account Number

84523-24193

1039736 01 AV 0.293 "AUTO T8 0 2061 21227-391164 MAJ 1 3

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Annette M Ferrell 1264 Francis Av Baltimore MD 21227-3911

Please Pay by April 17, 2007 Amount Due **Amount Paid** \$547.78 If paid after April 17, 2007, amount due is \$555.72. Please make check payable to BGE and include account number. Thank you! 

BGE P.O. Box 13070 Philadelphia, PA 19101-3070

23845232439360000547780307400001

A Constellation Energy Company

PETITIONER'S

EXHIBIT NO.





Summary March 23, 2007 Billing Date: Payments Received \$32.12 March 7, 2007 **BGE Outstanding Balance** \$0.00 Stabilization Deferral-See Details 13.99 cr Electric Rate Credits-See Details 0.38 cr Charges this Period **BGE Electric** 42.92 Total Charges This Period \$42.92 Total Amount Due by Apr. 17, 2007 \$28.55 Late charge after Apr. 17, 2007, add \$0.43 \$28,98 A late payment charge is applied to the unpaid balance of your BGE.

Important Information About Your Bill

Effective January 1, 2007, your Price to Compare is 10.88 cents (\$.1088) per kWh, which has been reduced due to recent legislation. When shopping for electric suppliers, compare this price to those proposed by other companies. This price reflects the average annual amount a customer on this schedule pays per kilowatt-hour for BGE Electric Supply.

charges. The charge is 1.5% for the first month, additional charges will

be assessed on unpaid balances past the first month, not to exceed 5%

Moving? To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.

Name

Annette M Ferrell

Service Address

1264 Francis Av \*Apt 2

**Baltimore** 

MD 21227

**Account Number 01494-25436** 

Next Scheduled Read Electric Usage Profile Month Type Year of Reading Day	Avg. Avg.
Mar 07 Actual 2 Feb 07 Actual 3	9 277 9.6 40 0 325 10.8 28 0 939 31.3 42

						771 - 141V a 30	 <b>22</b> (2000)
	. Billion i		44.0				
	F	17-161		wier	TSI N	4- IT	111227.3
ww.			~	~!~!	tal R	aw.	

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**************************************		10 \$13,99
	CONTRACT BURNING CONTRACT BURNING BURN	
AND COMPANY AND ADMINISTRATION OF A STREET AND ADMINISTRATION		

#### Electric Rate Credit Details:

_
38
i

Electric Rate Credit: Your BGE Electric Delivery Service bill has been reduced due to recent legislation.

Adj Annual Usage Ele 4,251 kWh. Gas 0 therms

Please detach here and return this portion with your payment.

**Account Number** 

01494-25436

1039608 01 AV 0.293 "AUTO T8 0 2061 21227-391164 MAI

Indialection in the following the best of the best of

Annette M Ferrell 1264 Francis Av Baltimore MD 21227-3911 Please Pay by April 17, 2007

Amount Due Amount Paid
\$28.55

If paid after April 17, 2007, amount due is \$28.98

Please make check payable to BGE and include account number.
Thank you!

BGE P.O. Box 13070 Philadelphia, PA 19101-3070

BCC.

A Constellation Energy Company

21014942543630000028550107200000289800

1039608/0000001/0039837



Summary March 23, 2007 **Billing Date:** Payments Received \$58.31 March 7, 2007 \$0.00 **BGE Outstanding Balance** Stabilization Deferral-See Details 31.58 cr Electric Rate Credits-See Details 0.86 cr Charges this Period **BGE Electric** 86.98 \$86.96 **Total Charges This Period** Total Amount Due by Apr. 17, 2007 \$54.52 \$55.33 Late charge after Apr. 17, 2007, add \$0.81 A late payment charge is applied to the unpaid balance of your BGE. charges. The charge is 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

#### Important Information About Your Bill

Effective January 1, 2007, your Price to Compare is 10.88 cents (\$.1088) per kWh, which has been reduced due to recent legislation. When shopping for electric suppliers, compare this price to those proposed by other companies. This price reflects the average annual amount a customer on this schedule pays per kilowatt-hour for BGE Electric Supply.

Moving? To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.

Name

Annette M Ferrell

**Service Address** 

1264 Francis Av \*Apt 3

**Baltimore** 

MD 21227

**Account Number** 

50301-63051

Next S	cheduled l	Reading		April 2	3, 2007
\$27.0 270.00100.0000 \$20.0000000000000000000000000000	: Usage Pi				•
Month/	Type			Avg.	Avg.
Year	of Reading	Days		Daily Use	Temp
Mar 07	Actual	29	625	21.6	40
Feb 07	Actual	30	649	21.6	28
Mar 06	Actual	30	713	23.8	42
Stabilizati	on Deferral f	<del></del>			
	625 KWh	X	05052000	)	\$31,58
Electric R	ate Credit De	tails:			
	625 kWh	X	.00137000	)	\$0.86
	ate Credit: Y			ery Service	bill has
been reduc	ed due to rec	ent legislati	on.		

Adj Annual Usage ⊞e 8,992 kWh. Gas 0 therms

Please detach here and return this portion with your payment.

**Account Number** 

50301-63051

1039609 01 AV 0.293 \*\*AUTO T8 0 2061 21227-391164 MAI
Inhibitation of the control of the control

Amount Due Amount Paid
\$54.52

If paid after April 17, 2007, amount due is \$55.33

Please make check payable to BGE and include account number.
Thank you!

BGE P.O. Box 13070 Philadelphia, PA 19101-3070



21503016305160000054520107600000553300



Click here for a plain text ADA compliant screen.



Go Back View Map New <u>Search</u> Ground Rent

**Account Identifier:** 

District - 13 Account Number - 1312590590

**Owner Information** 

**Owner Name:** 

DIXON JAMES A

FERRELL ANNETTE

BALTIMORE MD 21227-3911

Use:

RESIDENTIAL

Mailing Address: 1264 FRANCIS AVE

Principal

YES

Residence:

**Deed Reference:** 

1) /20817/ 385

Plat Ref:

10/ 110

2)

**Location & Structure Information** 

**Premises Address** 

1264 FRANCIS AVE

**Legal Description** 

1264 FRANCIS AVE HALETHORPE HEIGHTS

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No:

108 11 617

Town

Special Tax Areas

**Ad Valorem** 

Tax Class

**Primary Structure Built Enclosed Area Property Land Area County Use** 1940 8,250.00 SF 2,984 SF 04 **Stories Exterior** Type **Basement** 1 1/2 YES STANDARD UNIT FRAME

**Value Information** 

Base Value Phase-in Assessments

Value As Of As Of As Of

01/01/2007 07/01/2006 07/01/2007

Land: 38,060 98,060

Improvements: 186,750 316,820

Total: 224,810 414,880 224,810 288,166

**Preferential Land:** 

**Transfer Information** 

**Price:** \$260,000 Seller: RICHARDS PAUL ANTHONY, SR 10/13/2004 Date:

Type: NOT ARMS-LENGTH **Deed1:** /20817/ 385 Deed2:

**Date:** 01/30/2004 **Price:** \$350,000 Seller: DAUGHARTHY AARON BRADLEY

**Deed1:** /19520/ 447 Deed2: Type: NOT ARMS-LENGTH

Seller: DAUGHARTHY A BRADLEY **Date:** 06/27/1991 Price: \$0

Type: NOT ARMS-LENGTH **Deed1:** / 8838/ 630 Deed2:

PETITIONER'S

EXHIBIT NO.





Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: Exempt Class:

NO

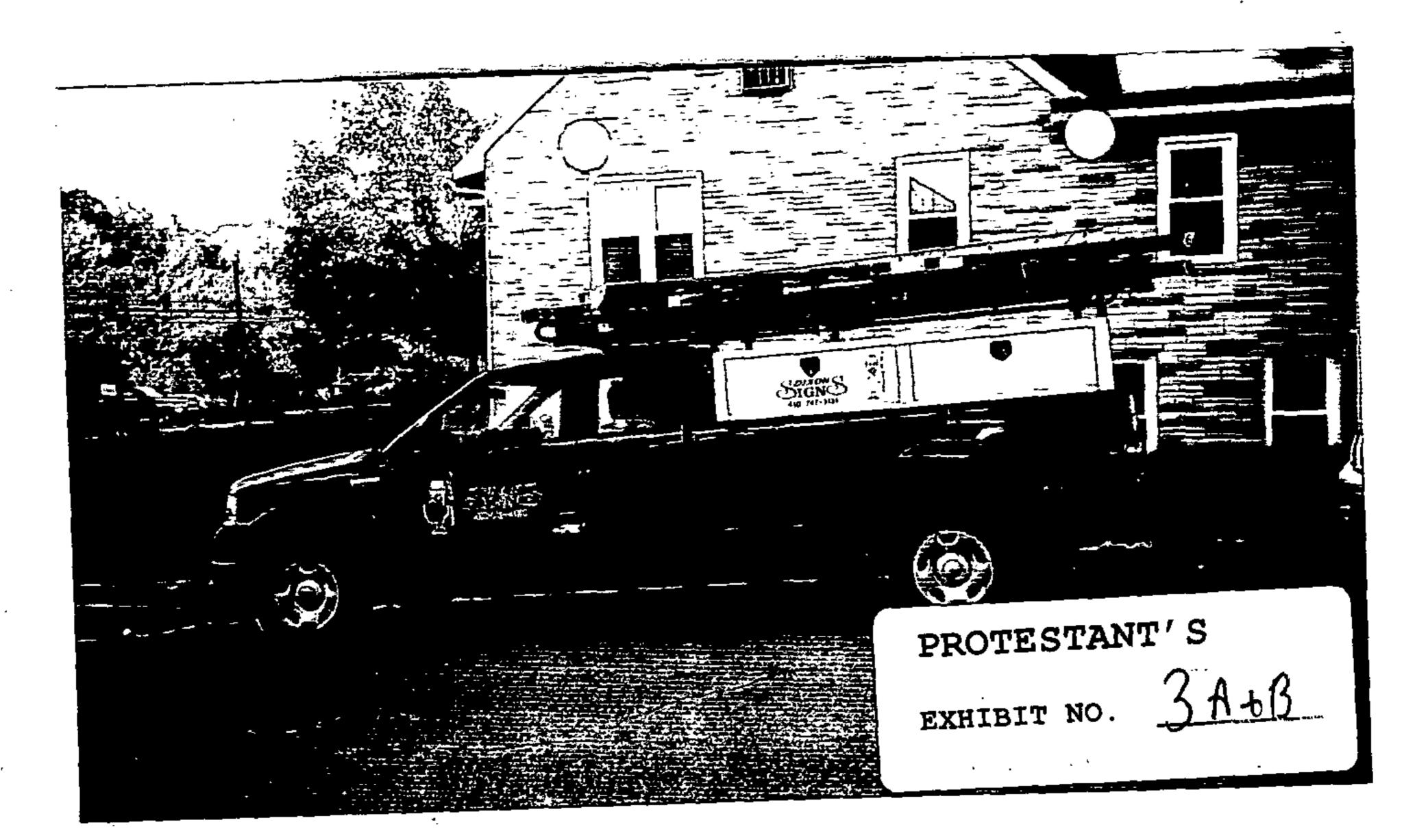
**Special Tax Recapture:** 

\* NONE \*

Baltimore County - My Neighborhood



EXHIBIT NO.





### DIVISION OF CODE INSPECTIONS AND ENFORCEMENT VIOLATION CASE DOCUMENTS

**VIOLATION CASE: 07-1188** 

1264 Francis Avenue

ZONING CASE: 07-488-SPH 1264 FRANCIS AVENUE

CODE ENFORC	EMENT REP	ORT_	<u>}</u>	
DATE: 2/8-107 INTAKE BY: 19/	CASE #:	1188	_ENSPEC:	13
COMPLAINT 1244 Francis	Ave			<del></del>
- -		IP CODE <u>~ / -</u> 4/0		DIST:
COMPLAINANT BICHARD EMMORD	_PHONE #: (H) <u>34</u>	2-8928		
ADDRESS:		<u></u>	ZIP CODE:	X 309
PROBLEM: 3 gpt vzer 104-	0620 dea	1 with	in apt:	· — , — — — — — — — — — — — — — — — — —
IS THIS A RENTAL UNIT?  IF YES, IS THIS SECTION 8?  OWNER/TENANT INFORMATION:  OWNER OF OUT OF THE OUT OUT OF THE OUT OUT OF THE OUT OF THE OUT	Innette Fer	re/		
TAX ACCOUNT #: 13 /2 590590		ZONING:		
INSPECTION:	·			
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	· 	<u></u>		
	·			<u></u>
REINSPECTION:	· · .			<u></u>
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REINSPECTION:		,	• 	
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REINSPECTION:	<u></u>	<del></del>		
	·			
· · · · · · · · · · · · · · · · · · ·	_ <u></u>	<del></del>	<u></u>	

#### PDM Enforce - Web-Code Enforcement Complaint

From:

<webform@baltimorecountymd.gov>

Tc:

<pdmenforce@baltimorecountymd.gov>

Date:

02/05/07 9:55 PM

Subject:

Web-Code Enforcement Complaint

Complaint Location:

1264 Francis Ave

Complaint

**Location Zip** 

21227

Code:

Problem:

**Description of** The previous owner was taken to court when he tried to convert 1264 into rental units. The new owners live there now and they have two units upstairs equiped with ovens. (3 ovens in

14-06.20

one property) As far as I know they are zoned residential.

Email:

Raemmo7@msn.com

Name:

Richard Emmons

Address:

1262 Francis Ave

Zip Code:

21227

**Home Phone** 

Number:

410-242-8928

Work Phone

Number:

410-792-7444 x304

**Additional** 

Information:

This area has no parking on Francis Ave, we must park in the alley, or on our prpperty.

DATE: 02/08/2007

STANDARD ASSESSMENT INQUIR (1)

TIME: 10:54:58

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC  $\mathtt{DEL}$ LOAD DATE

02/02/07 13 12 590590 13 1-0 04-00 H NO

DIXON JAMES A DESC-1.. IMPS

FERRELL ANNETTE DESC-2.. HALETHORPE HEIGHTS

1264 FRANCIS AVE PREMISE. 01264 FRANCIS  $\mathsf{AVE}$ 

00000-0000

MD 21227-3911 FORMER OWNER: RICHARDS PAUL ANTHONY, SR BALTIMORE

CURR PRIOR PROPOSED CURR PRIOR FCV LAND: 38,060 98,060 ASSESS ASSESS 288,166 224,810 IMPV: 186,750 316,820 TOTAL.. 288,166 TOTL: 224,810 414,880 PREF... 0 CURT... 288,166 PREF: 288,166 224,810 224,810 414,880 CURT: EXEMPT.

07/03 . 08/06 DATE:

TAXABLE BASIS ----FM DATE

> 11/15/06 ASSESS: 288,166

ASSESS: 224,810

ASSESS:

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

STANDARD ASSESSMENT INOUIF

DATE: 02/08/2007 STANDA	RD ASSESSMENT INC	QUIRY (2)
TIME: 10:55:12		
PROPERTY NO: DIST GROUP CLASS	OCC. HISTORIC	DEL LOAD DATE
13 12 590590 13 1-0 04-00	H NO ·	02/02/07
LOT 4 BOOK 0010	MAP 0108	LOT WIDTH 75.00
BLOCK FOLIO 0110	GRID 0011	LOT DEPTH 100.00
SECTION	PARCEL 0617	LAND AREA 8250.000 S
PLAT. 1		YEAR BUILT 40
	•	
TRANSFER DATA	EXE	MPT DATA
NUMBER 297445	STATUS	-,-,
DATE 10/13/04	CLASS CODE	
PURCHASE PRICE 260,000	STATE EXEMPT C	ODE
GROUND RENT0	COUNTY EXEMPT	CODE 000
DEED REF LIBER 20817	CURR STATE EX	ASMT 0
DEED REF FOLIO 0385	PRIOR STATE EX	ASMT 0
CONVEYED IND	CURR COUNTY EX	ASMT 0
TOT-PART TRAN IND T	PRIOR COUNTY E	X ASMT 0
GRANTOR ACCT NO 13-12-590590		

AREAS CODE YEAR NO CODE SQ. FEET

NEW CONST CARD

CRITICAL

07597 2984

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

----STRUCTURE----



Building Inspection
Electrical Inspect
Plumbing Inspec
Signs/ Fences

410-887-3551
887-3953
887-3620
410-887-3896

#### CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

Contraction Land Birth Office International Contraction Contractio	MARCHON MOTICE
CASE NUMBER PROPERTY TAX ID 13/2 590590	DATE ISSUED /07
NAME(S): ANTES A. DIXON	
MAILING ADDRESS TERRELL	
1264 FRANCIS AV	
BALTIMORZE MD- 21	227
CITY STATE	
BALTIMORE MARYLAND	ZIP CODE
DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIN RESIDENTIAL ZONE CLASSIFICATION	
C DD1 C DD4 C DD4 C C DD4	NON-RESIDENTIAL CLASSIFICATION
☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16 ☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)	□ BL (230) □ BR (236) □ BM (233) □ MR (240) □ ML (253) □ MH (256)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08) ☐ OTHER:	
BALTIMORE COUNTY ZONING REGUI	DOTHER: LATIONS (B.C.Z.R.)
AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602;	32-3-603: 32-4-114
□ 101; 102.1: Definitions; general use □ 415A: Licer	nse/ remove untagged recreation vehicle
	roperly parked recreation vehicle recreational vehicle per property
damaged/ disabled motor vehicle(s)   — 410: Illegation   — 410: Il	al Class II trucking facility
	al accessory structure placement.; 421.1: Itlegal kennel. Limit 3 dogs
□ 101; 102.1: Remove contractors equip. storage yard □ 102.5: Resid	dential site line violation /obstruction
U 402: Illegal conversion of dwelling BCC: 32-3-1	al rooming/boarding house 102; 500.9 BCZR; ZCPM:
101; 102.1; ZCFivi: megar home occupation Violation	of commercial site plan and/or zoning order
BALTIMORE COUNTY CODE	(B.C.C)
<ul> <li>□ 13-7-115: County to abate nuisance &amp; lien costs</li> <li>□ 13-7-310: Remove all trash &amp; debris from property</li> <li>□ 13-7-312: Remove accumulations of debris, materials, etc</li> <li>□ 13-7-201(2): Cease stagnant pool water</li> <li>□ 12-3-106: Remove animal feces daily</li> <li>□ 18-2-601:</li> <li>□ 13-7-310(2)</li> <li>□ 13-7-310(2)</li> <li>□ 13-7-310(2)</li> <li>□ 13-7-310(2)</li> <li>□ 18-2-601:</li> <li>□ 13-7-310(2)</li> <li>□ 13-7-310(2)</li> <li>□ 18-2-601:</li> <li>□ 13-7-310(2)</li> <li>□ 13-7-310(</li></ul>	Obtain building/ fence/ sign permit Remove all obstruction(s) at street, alley, road ): Remove bird seed / other food for rats Violation of development plan/ site plan ICBC 115: Remove/ Repair unsafe board and secure all openings to premise
man did a management of the contract of the co	3-7-402; 13-7-403: Cut & remove all tall ss and weeds to three (3) inches in height
OWNER OCCUPIED HOUSING	<u>(B,C,C)</u>
☐ 35-5-302(b)(1)(4): Repair chimney & similar extentions ☐ 35-5-302(b)	• •
INVESTMENT PROPERTY (P	3.C.C)
	(1)(2): Remove trash, rubbish, & debris
OTHER VIOLATIONS OR REMARKS:	
LLEGAL CONVERSION O	- YJW-ZVVIX-
ZONED FOR SINGLE	-5-AM/LT
BEVERT BACK TO SING	GLIZ FAMILY
OWIZHING	
□ NOTICE POSTED AND MAILED	
POTENTIAL FINE: \$200   \$500   \$1000 per day, per violation and	to be placed as a lien upon your tax bill.
COMPLIANCE DATE: 3,9,67 INSPECTOR NAME	PRINT NAME (Rev. 9/05)
	AGENCY

Code Inspections and Enforcement
County Office Building 111 West Chesa
Towson, Marylan 20-



Code Enforcement
Building Inspection
Electric sction
Plus sction
Signs/ Fences

410-887-3351 410-887-3953 410-887-3960 410-887-3620 410-887-3896

### CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

	CASE NUMBER 188 PROPERTY TAX ID 14/004 7380 PATE ISSUED 02/22-106
[	NAME(S): Francis / Karray
Ì	Chais A Dillon
ļ	MAILING ADDRESS 207 Alleghans ATLA
ļ	CITY JOUSON STATE DIP CODE 212-74
	VIOLATION ADDRESS 32-05 Mandaide A101
	CITY STATE MARYLAND 21P CODE 21234
L	DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
<u>R</u>	ESIDENTIAL ZONE CLASSIFICATION NON-RESIDENTIAL CLASSIFICATION
П	DR1 [3 DR2 [3 DR3.5 [3 DR10.5 [3 DR16 [4 BL (230) [4 BR (236) [4 BM (233)
	RC3(1A02)
0	U OTHER:
	BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)
<b>*</b>	UTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114
8	<ul> <li>101; 102.1: Definitions; general use</li> <li>□ 415A: License/ remove untagged recreation vehicle</li> <li>□ 415A: Improperly parked recreation vehicle</li> </ul>
0	428: License/ Remove all untagged/ inoperative or 415A: One recreational vehicle per property
0	damaged/ disabled motor vehicle(s)  □ 410: Illegal Class II trucking facility
0	431: Remove commercial vehicle(s)  □ 1802.1; 270; 421.1; Illegal kennel, Limit 3 doos
	101; 102.1: Remove contractors equip. storage yard
×	101; 102.1; ZCPM: Cease service garage activities  402: Illegal conversion of dwelling  BCC: 32-3-102; 500.9 BCZR; ZCPM:
	101; 102.1; ZCPM: Illegal home occupation  Violation of commercial site plan and/or zoning order
	BALTIMORE COUNTY CODE (B.C.C)
0	13-7-112: Cease all nuisance activity   ☐ 35-2-301: Obtain building/ fence/ sign permit
	13-7-115: County to abate nuisance & lien costs   18-2-601: Remove all obstruction(s) at street, alley, road
0	13-7-310: Remove all trash & debris from property   13-7-310: Remove accumulations of debris, materials, etc   32-3-102: Violation of development plan/ site plan
	13-7-201(2): Cease stagnant pool water   □ IBC 115; BCBC 115; Remove/Renair unsafe
0	12-3-100: Kemove animal feces daily structure board and secure all openings to premise
	35-5-208(a)(c): Scal exterior openings from rodents & pests   13-7-401; 13-7-402; 13-7-403: Cut & remove all tall 13-4-201(b)(d): Store garbage in containers w/tight lids grass and weeds to three (3) inches in height
	OWNER OCCUPIED HOUSING (B.C.C)
D	35.5.202/a)/1). 11-aa-24
	35-5-302(a)(1): Unsanitary conditions.   35-5-302(a)(2): Store all garbage in trash cans 35-5-302(a)(3): Cease infestation from prop.   35-5-302(b)(1): Repair exterior structure
	35-5-302(b)(1)(2): Repair decorative trim, cornices, etc  35-5-302(b)(1)(3): Repair exterior extentions
C C	35-5-302(b)(1)(4): Repair chimney & similar extentions   ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces
	35-5-302(b)(1)(6): Repair defective door(s) / window(s)
c	75 7 404/-\(1\) (1\) (2\)
0	35-2-404(a)(1)(iii): Repair roof or horizontal members 35-2-404(a)(1)(iv): Repair exterior chimney
0	35-2-404(a)(1)(v): Repair ext. plaster or masonry 35-2-404(a)(1)(vi) Waterproof walls/ roof /foundations
ם	35-2-404(a)(1)(vii): Repair exterior construction (see below) [] 35-2-404(a)(1)(2): Remove trash, rubbish, & debris 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) [] 35-2-404(a)(4)(i)(ii): Board & secure. Material to match
	building color of structure
OT)	HER VIOLATIONS OR REMARKS:
	Please Contact ma kacarat
	the production of the productions
	the above tobablistu
1	
	411) 887-8095
- 7 R	OTICE POSTED AND MAILED
'U'I	ENTIAL FINE: \$\sqrt{\$200 \cappa \$500 \cappa \$500 \cappa \$1000  \text{per day, per violation and to be placed as a lien upon your tax bill.}
CON	MPLIANCE DATE: 03,09,00 INSPECTOR NAME (OF)
	INSPECTOR NAME PRINT NAME (Rev 9/05)
	(mer 7/43)

AGENCY

ATTORNEY AT LAW MERCANTILE BUILDING, SUITE 617 409 WASHINGTON AVENUE TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

Suite 420, Parkside Bldg 10500 Little Patuxent Parkway Columbia, Maryland 21044-3563

Reply to Towson

**COLUMBIA** 

\*Also Admitted in District of Columbia

J. Neil Lanzi

OF COUNSEL

Fred L. Coover\*

April 27, 2007

Permits and Development Management Code Inspections and Enforcement County Office Building, Room 213 111 West Chesapeake Avenue Towson, MD 21204

Attn: Joe Glorioso

Re:

1264 Francis Avenue

Case No. 07-1188

Dear Mr. Glorioso:

This letter is to confirm that the filing appointment with Zoning took place on April 25, 2007. The Petition for Special Hearing has been accepted and a hearing will be scheduled shortly.

Thank you for your continued cooperation.

Very truly yours,

J. Neil Lanzi

JNL\mal

cc: James Dixon

Hicks Engineering

ATTORNEY AT LAW MERCANTILE BUILDING, SUITE 617 **409 WASHINGTON AVENUE** TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

Suite 420, Parkside Bldg 10500 Little Patuxent Parkway Columbia, Maryland 21044-3563

Reply to Towson

**COLUMBIA** 

E-Mail: lanzilaw@cs.com

\*Also Admitted in District of Columbia

J. Neil Lanzi

OF COUNSEL

Fred L. Coover\*

April 27, 2007

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Reply to Towson

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April 5, 2007

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Permits and Development Management Code Inspections and Enforcement County Office Building, Room 213 111 West Chesapeake Avenue Towson, MD 21204 Attn: Joe Glorioso

1264 Francis Avenue

Case No. 07-1188

Dear Mr. Glorioso:

Re:

J. Neil Lanzi

OF COUNSEL

Fred L. Coover\*

\*Also Admitted in District of Columbia

This letter is in follow up to our recent telephone conversation regarding the Dixon property as listed above. As I advised you then, Mr.Dixon has retained Hicks Engineering to assist with the necessary site plan. In addition, I have scheduled a filing appointment with zoning on Wednesday April 25,2007. Assuming the zoning petition is accepted by the zoning office, a hearing is typically scheduled four to six weeks later.

Accordingly, I would request you keep this case open an additional ninety days which should allow the filing appointment to be completed and the zoning hearing case to be scheduled and heard. Please confirm that this acceptable to you so that I may note the file and proceed accordingly.

I look forward to hearing from you.

Very truly yours,

J. Neil Lanzi

JNL\mal

cc: James Dixon

ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

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Columbia, Maryland 21044-3563

- E-Mail: lanzilaw@cs.com

\*Also Admitted in District of Columbia

J. Neil Lanzi

OF COUNSEL

Fred L. Coover\*

February 26, 2007

Permits and Development Management Code Inspections and Enforcement County Office Building, Room 213 111 West Chesapeake Avenue Towson, MD 21204

Attn: Joe Glorioso

Re:

1264 Francis Avenue

Case No. 07-1188

Dear Mr. Glorioso:

This letter is to advise you that I have been recently retained by James Dixon, owner of 1264 Francis Avenue. It is my understanding that a correction notice has been issued by your office regarding the above referenced property. I am in the process evaluating the property and the various options available to Mr. Dixon, including the filing of a Petition for Special Hearing. It will be necessary to retain the services of a surveyor, architect or engineer to also evaluate this property and if necessary, prepare a site plan for the appropriate zoning petition.

Accordingly, I respectfully request sixty days from the date of this letter to complete these items. I will certainly keep you informed of the status and would be happy to provide you with an update thirty days from the date of this letter. Please let me know if this is acceptable to you, and if not, what other requirements you may have for this property.

I look forward to hearing from you.

Very truly yours,

J. Neil Lanzi

JNL\mal

cc: James Dixon

Inspector -

GLORIOSO

Area Case # Location

Date Rec Reinsp Dt Zip Apt

013 07-1188 1264 FRANCIS AVE

2/08/2007 3/09/2007 21227

Tax Acct #: 1312590590

Owner: JAMES DIXON, ANNETTE FERRELL

Complainant Name: (Last) EMMONS

(First) RICHARD

Addr:

Str #

Dir Street Name

Type Apt

City

Zip Phone: (Home) 410/242-8928 (Work) 410/792-7444

Problem:

3 APT USE, 04-0620 DEALT WITH AN APT

X304

Notes:

\*\*\*2/9/07, NO APPEARANCE OF APTS EXCEPT INSIDE OF MAIL BOX M ARKED #1, #2#3, INFORMED COMPL, CORRECTION NOTICE ISSUED, P/ U.3/9/07, JG/CP\*\*\* \*\*\*2/20/07, MR JAMES DIXON/O WNER CALLED, HE WILL COME IN TO LOOK AT FILE & TALK TO ZONIN G AS TO A POSSIBLE WAY TO KEEP PROP AS OUTLET FOR UNIVERSITY OF MD, 410 747-3131/OWNER WORK, 443 838-2490/C, INFORME D COMPL OF THIS CALL, JG/CP\*\*\*

3/13/07 LZITZZ FROM ATTORNEY WILL LANZI RZSZAWZCH - OWNER FILING FOR SOZCHIL HEARING AUGRNEY REQUEST 60 DAY EXTENSION NEONNES COMPL

Locue 4/30/07

P/U Date			Closed Date			Gary F to update		
Anonymous Complaint	Complair Updated			odated by ce message	Unab) upda		1 '	date not essary
Executive office Complaint	Yes	No	) )	If Yes is Exe		Yes	s	No

Area Case #

Date Rec Reinsp Dt Apt Zip

013 07-1188 1264 FRANCIS AVE

Inspector -

21227 2/08/2007

Tax Acct #: 1312590590

Owner: JAMES DIXON, ANNETTE FERRELL

Complainant Name: (Last) EMMONS

(First) RICHARD

Addr:

Str # Dir Street Name

Type Apt

City

Phone: (Home) 410/242-8928 (Work) 410/792-7444

Zip ST

Problem:

3 APT USE, 04-0620 DEALT WITH AN APT

DNNER

X304

PHEVIS 4/0,747.3/31 CELL 443.838 2490

2/9/07 NO APPEARMUTE OF

APARTMENTS EXCEPT INSIDE DE MAIL BOX MARIZED #1 #2 #3.

/NEWMENS COMPL

CORRECTION

100 vo 3/9/07

		·- <u>-</u>	T		· .		Τ	
P/U Date		<u></u>		losed Date		·····	· C	ary F to update
Anonymous Complaint	Complair Updated			odated by . ce message	Unabl upda		Update not necessary	
Executive office Complaint	Yes	No	)	If Yes is Exe memo attac		Yes	<b>S</b> ;	No

Inspector - RSCOTT

Activity

Date Closed 5/15/2006

Type

Area Case # Location

Date Rec Apt Zip

Reinsp Dt

Apt

014 06-1188 3205 WOODSIDE AVE

21234 2/21/2006 5/10/2006

Tax Acct #: 1410047380

Complainant Name: (Last) THIESS

(First) GEORGE

Addr: 3204

WOODSIDE AVE

Str # Dir Street Name

MD 21234

BALTIMORE City

ST Zip

Phone: (Home) 410/303-2223 (Work)

Problem: HOUSE CONVERTED INTO 2 APTS; 2ND CMPLNT FROM OWEN HUNT 410

320-6287; \*\*\*\* 04/27 REOPEN - SAME ISSUES......ANON

DR 5.5

Notes:

2/22/06 NOTICE ISSUED FOR ILLEGAL CONVERSION PER COMPL. COMP L. UPDATED. P/U 3/9/06. LRS/SS

\*\*03/01/06 REC'VD MSG FROM

\*\*3/10/ FRANCIS KOERNER 410-337-2766. LRS\*\*\*\*\* 06 SPOKE W/COMPL. P/U 4/1 COMPLAINANT STATES THAT OWNER WILL BE MAKING APT. ADVENTUALLY / MONITORL. COMPL. UPDATED. \*\*\*04/03/06 CLOSE. NO VIOL. RS/SS

LRS\*\*\*\*

\*\*\*4/27/

06, REOPEN - SAME ISSUES, LMH/CP\*\*\*

\*\*\* 04/28/06 NO ANSWER AT RESIDENCE. UNABLE TO

DETER VIOL. P/U 05/10/06, ANON. LRS\*\*\*

\*\*5/15

LRS/SS NO EVIDENCE. ANON. CLOSE.

## PDLV0102F Permits & Development - Livability ystem View Cases

Case No: 07-1188

			•	_
T of of one one t	01261	FRANCIS AV	Ė,	21227
Address:	U1204	LKANCIO AV	<u> </u>	

Insp Area: 013 Dist: 000 Date Rcv: 2/08/2007 Grp: ENF Intk: DP

Inspec: GLORIOSO Inspec2: \_\_\_\_ Date Inspec: 3/09/2007

Close: 0/00/0000 Activity: \_\_\_\_\_ Delete: \_\_\_\_

Problem: 3 APT USE, 04-0620 DEALT WITH AN APT

X304

RICHA<u>R</u>D CL Name: <u>EMMONS</u>

CL Address: 00000 \_\_\_\_\_\_

CL Home Phone: 410-242-8928 CL Work Phone: 410-792-7444 Tax Acct. 1312590590

Owner: JAMES DIXON, ANNETTE FERRELL

F12=Cancel Enter=Continue

Porue 4/20/07

Case No: <u>07-1188</u>

Notes: ***2/9/07, NO APPEARANCE OF APTS EXCEPT INSIDE OF MAIL BOX MARKED #1,	#
2#3, INFORMED COMPL, CORRECTION NOTICE ISSUED, P/U 3/9/07, JG/CP***	
***2/20/07, MR JAMES DIXON/OWNER CALLED, HE WILL COME IN TO LOOK AT FILE & TA	ιLΚ
TO ZONING AS TO A POSSIBLE WAY TO KEEP PROP AS OUTLET FOR UNIVERSITY OF MD,	
410 747-3131/OWNER WORK, 443 838-2490/C, INFORMED COMPL OF THIS CALL, JG/CP**	*
1	
3 13 07 SURVEY, DESCRIPTION OF PROPERTY, ETC.	
· · · · · · · · · · · · · · · · · · ·	

## PDLV0102F Permits & Development - Livability ystem View Cases

Case No: <u>07-0398</u>

21207 Address: 01331 \_\_\_\_MAPLE AVE

Insp Area: <u>013</u> Dist: <u>000</u> Date Rcv: <u>1/18/2007</u> Grp: <u>ENF</u> Intk: <u>LH</u>

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

Problem: 3 APTS IN A SINGLE FAMILY HOME

<u>JESSICA</u> CL Name: <u>COATES</u>

CL Address: 01327 MAPLE AVE

MD 21207 BALTIMORE

CL Home Phone: 410-737-0187 CL Work Phone: Tax Acct. <u>1323154180</u>

Owner: HANS E LINDH, 722 WESTHILLS PKWY, 21229

F12=Cancel Enter=Continue

.Case No: <u>07-0398</u>

Notes: ***1/19/07, 3 SEPARATE APTS, SPOKE TO COMPL (MS COATES), OWNER, 410 299
-5675, CORRECTION NOTICE MAILED TO OWNER, P/U 2/19/07, JG/CP***
***1/23/07, COMPL CALLED FOR UPDATE, INFORMED HER OF THE SYSTEM, OWNER PROBABLY
JUST RECEIVED CORRECTION NOTICE, OWNER HAS UNTIL 2/19/07 TO CORRECT PROBLEM,
TOLD HER THAT I WOULD KEEP HER UPDATED AS "THING" HAPPEN!, JG/CP***
***1/24/07, VISIT AT REQUEST OF COMPL, WALKED ENTIRE PROP, EXPLAINED WHY CERTAI
NITEMS ARE NOT VIOLATIONS OR WHY SOME SITUATIONS ARE IN COMPLIANCE, JG/CP***
***2/20/07, NO ONE HOME & COMPL NOT HOME, SPOKE TO NEIGHBOR @ 1329 WHO BELIEVES
THAT ONLY ONE APT IS OCCUPIED NOW, LEFT MESSAGE FOR COMPL/UPDATED HER, CALLED
OWNER, LEFT MESSAGE, CORRECTION WILL POP UP, HAS VARIANCES, ETC, WILL FAX TO ME
,JG/CP***
***2/27/07, REVISED CORRECTION MAILED TO REPLACE ORIGINAL NOTICE, LETTER OF
EXPLANATION ENCLOSED, P/U 3/26/07, JG/CP***
<u></u>

View (

Case No: 06-9141

Address: 01241 \_\_\_\_ MAPLE AVE

UPDATES Insp Area: 013 Dist: 000 Date Rcv: 10

Inspec: GLORIOSO Inspec2:

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

Problem: RENTING TO MORE THAN 2 UNRELATED PEOPLE

MAP 41J7

itk: <u>LH</u>

pec: 1/08/2007

MICKIE CL Name: RIGATUSO

MERIGATUSO@YAHOO.COM CL Address: 00000

Tax Acct. 1320550140 CL Home Phone: 443-829-5459 CL Work Phone:

Owner: KYLE OHARO, 1965 ANDREW CT, MARRIOTTSVILLE, 21104; OWNER C/410 549-4985/

FAX?, 443 398-5025

Enter=Continue

F12=Cancel

Appt w/ZONING

PDLV0102F

# Permits Development - Livabilit stem View Cases

.Case No: <u>04-0620</u>

•	•						
Address: <u>0126</u>	4 FRANCIS	AVE	·	2 2	L227		
Insp Area: <u>01</u>	<u>3</u> Dist: <u>000</u>	Date Rcv:	1/29/20	004 Grp:	ENF Int	k: <u>CR</u>	<del></del>
Inspec:	Ir	spec2:	<del></del>	Da	ate Inspe	ec: <u>9/</u>	15/2004
Close: <u>9/1</u>	<u>.6/2004</u> Activi	ty:	De	elete: <u>}</u>	<u>&lt;</u>		
Problem: <u>NO H</u>	EAT, SOME HEAT	, SOME HO	T WATER,	ON GOIN	IG ISSUE,	CALL	BEFOR GO
NG OUT; 2ND COM	PL - DIVIDING	OTMI TIMU	APTS, 2	APTS U	STAIRS &	BUSINE	<u>ESSDOWNSTAI</u>
S, IT IS NOW A	4 APT STRUCTUE	RE, BATHS	& KITCHEN	IS HAVE	BEEN ADE	DED, NO	PERMITS (
N FILE, ALSO PU	LLED UP CURB T	O CREATE	OFF ST PF	RKING.			<del></del>
						•	
CL Name: <u>SWAR</u>	TZ EI	IZAABETH			•		
CL Address: <u>0</u>	1264 FF	RANCIS AVE		· · · · · · · · · · · · · · · · · · ·	<del></del>		
<u>B</u>	ALTIMORE	<u>MD</u>	<u> 21227</u>				•
CL Home Phone	: 410-499-8121	CL Work	Phone:		Tax	Acct. 3	1312590590
	•				_		
Owner: PAUL AN	THONY RICHARDS	SR, 207	STONEWALI	RD, BA	ALTIMORE,	MD 212	228-5442
	ſ 				· 		

Case No: <u>04-0620</u>

Notes: 1/29/04 NO HOT WATER & SNOW COVERED OVER REAR ENTERIOR STEPS, HOLE UNDE R KITCHEN SINK, A 24HR. NOTICE ISSUED TO CORRECT ALL VIOL. NO HEAT PROBLEM WAS F COPY OF NOTICE GIVEN TO OWNER & TENANT. P/U ON 1/30/04 (R.T/SS) \*\*\* OUND , \*\*\*2/18/04 2ND. COMPL. CAME IN...........(H.F/SS) \*\*\* HE SENT COMPL, DOWN TO BLDG. INSPECTIONS. P/U ON 3/4/04 & \*\*\*2/18/04 PER (HF) GIVE TO BLDG. INSPECTIONS. (R.T/SS) \*\*\* \*\*\*2/27/04, THE ANONYMOUS COMPLAINANT REGARDING THE CONVERSION CALLED TO INQUIR EOF THE STATUS, ADVISED HER THAT THE NOTES REFLECT THAT H.F. PER R.T. SENT THIS TO BLDG INSPECTIONS & THAT NO REPORT HAS BEEN ENTERED BY THEM, SHE ELABORATED BY SAYING THAT 2ND FL HAS 2 APTS & 1ST FL HAS 3 APTS NOW & THE FL WAS DONE IN DEC, PROMISED HER I WOULD PUT MEMOS TO H.F. OR BLDG INSP TO TO THE BOTTOM OF THIS, SHE WILL CALL BACK NEXT WEEK & THEN SAID TO LIST HER AS THE COMPL, GAVE HER BUREAU OF HWYS # FOR CURB CUT, DP/CO\*\*\*\* \*\*\*\*3/4/04, 3RD COMPL - NO HEAT, LL/410 302-6655, 410 242-1616/PAUL RICHARDS, 410 302-0966, NP/CO\*\*\*\* \*\*3/5/04 ALL VIOLS. WERE FIXED THE SAME DAY COMPL. WAS MADE. SPOKE W/OWNER, IF PLEASE CALL, ANY PROBLEM

Case No: <u>04-0620</u>

Notes: MR.CELLO, 410-302-0966. COMPL. UPDATED. CLOSE (R.T/SS)*** 3
/10/04 INSPECT FOR 4 APTS SE IF LEAGAL.
AP: 41 J 10 // 42 A 9 **3/11/04 CASE NEEDS TO GO TO BLDG. INSPECTIONS. COMPL. U
PDATED.P/U ON 3/15/04 (P.C/SS)***
*3/12/04 DOING RESEARCH WORK. GIVE BACK TO (R.T). P/U ON 3/26/04. UPDATED COMPLB
Y V-MAIL (R.T/SS) **
***3/17/04, THE ANONYMOUS COMPL CALLED TO SAY THAT IT'S NOT 4 APTS BUT 5, 2ND F
L, 3 ON 1ST (ONE OF WHICH IS NOW LABELED "OFFICE") & THE BSMT IS RENTED OUT FORS
TORAGE TO HUBCAPS UNLIMITED, COPY OF THIS TO R.T., DP/CP****
**03/18/04 PER LENGTHLY CONVERSATION WITH ANONYMOUS COMPLAINANT, BUILDING HAD 3
APARTMENTS WHEN SHE MOVED IN. SINCE THAT TIME, 2 MORE APARTMENTS HAVE BEEN ADDE
D. ALSO, BASEMENT BEING USED BY HUB CAPS UNLIMITED TO STORE THEIR HUB CAPS.
RE-OPEN CASE. P/U 05/3/04. JHT/LRS***
**03/29/04 RE-ISSUED CORRECTION NOTICE 03/29/04. NEW ADDRESS OF THE PROPERTY OWN
ER IS 5813 MERIDALE RD, BALTO MD 21228. JHT/LRS***
3/30/04 ISSUED CORR. NO. & \$1000 FINE FOR CONVERTING DWELLING TO APTS. ALSO *
******SEE NEXT PAGE*******

Case No: <u>04-0620</u>

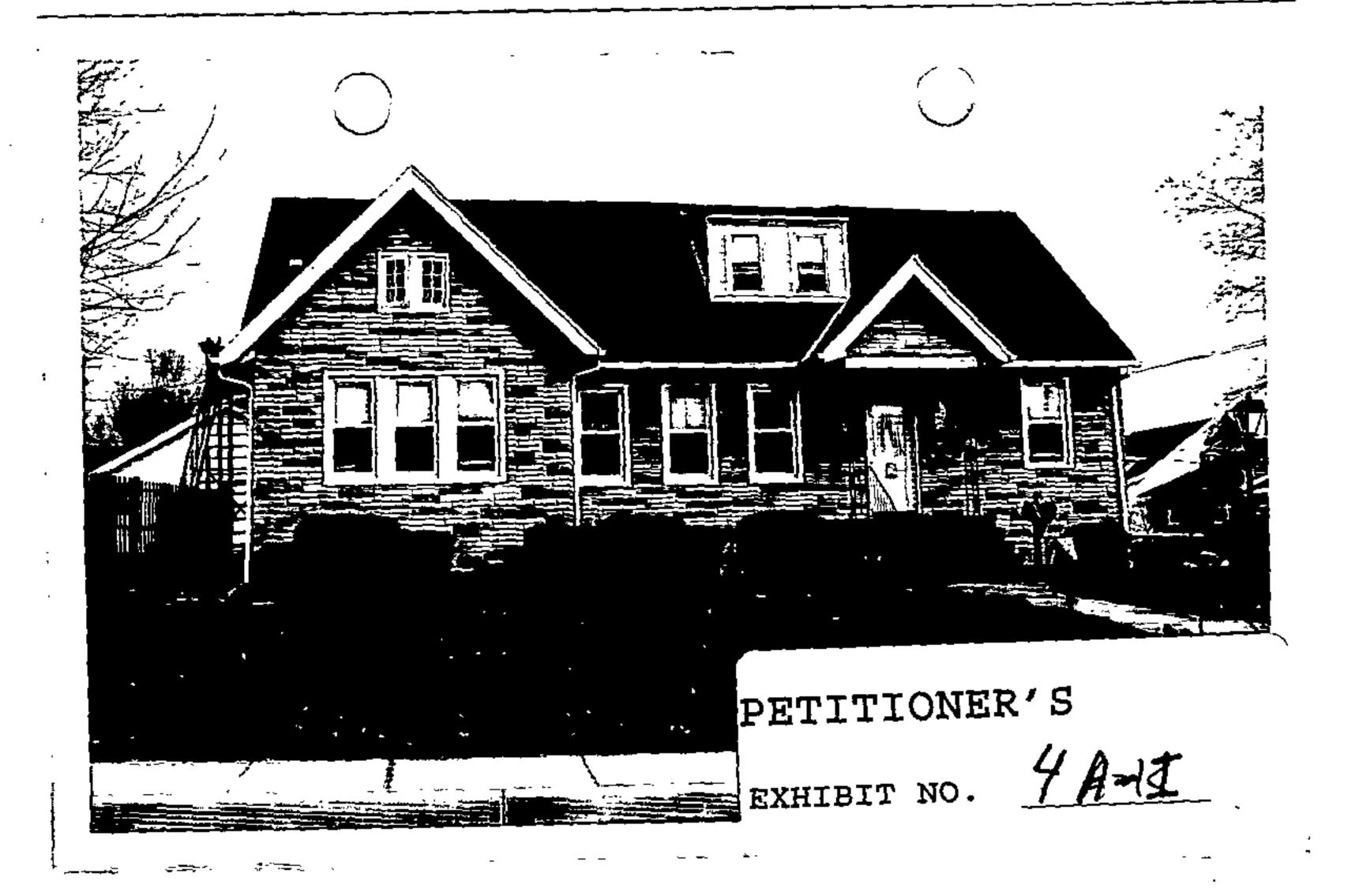
Notes: REQUIRED C/O PERMIT, CONSTR. DRAWINGS & SITE PLAN. P.HOHNE/KH. ***
**05/12/04 CITATION ISSUED, NOTICE POSTED ON FRONT DOOR. SERVICE MUST BE OBTAINE
D BY 05/27/04, RT/LRS***
/13/04 RECHECK 5/20/04 P.HOHNE/NS***
*5/17/04 CITATION WAS SERVED ON 5/14/04. CASE NOW TURNED OVER TO JUNE TO BE PLAC
ED ON THE DOCKET. HEARING SET FOR 6/29/04. P/U 6/27/04 RT/JF**.
**05/19/04 NOTITCE OF INTENTION TO DEFEND RETURNED.GAVE TO RT.LRS***
5/21/04, HEARING SET FOR 6/27/04 AT 9AM, COMPL UPDATED, P/U 6/27/04, RT/ADY/CP**
*5/25/04 ON DOCKET FOR 6/29/04. FILE TO R TURNER. /JF**.
***6/28/04, ONLY FOUND ONE STOVE ON THE SECOND FLOOR KITCHEN, HEARING IS STILL S
ET FOR 6/29/04 AT 9AM, CHECK FOR FINAL ORDER, COMPL UPDATED, P/U 7/9/04 RT/WD***
*7/1/04 ADDRESS CHANGED TO 5813 MERIDALE RD, 21228. /JF**. *
*7/1/04 FINAL ORDER SENT TO PAUL RICHARDS FILE TO R TURNER. /JF**. *
*7/12/04, MUST REMOVE HUB CAP BUSINESS ON OR BEFORE 9/15/04, COMPL UPDATED, P
/U 9/15/04 RT/WRKD**
**9/16/04 HUB CAP BUSINESS WAS REMOVED FROM THIS PROP. HOUSE NOW FOR SALE. CLOS
E. $RT$

## UPDATE/MESSAGE FORM

Date: 2/20/67
Time:
nspector: (05 GL021050
Case No: 07-1188
odress: 1264 FRANCIS AV
omments: MR. JAMES DIXON (OWNER) CALUED
HE WILL COME IN TO LOOK AT FILE: AND
TALK TO ZONING AS TO A POSSIBUE.
WAY TO KEED PROPERTY AS OUTLET FOR
UNIVERSITY OF MARTHAND.
OWNER WORK 410.747.3131 /CELL 443.838.2490
00003/9/07
· (NEORNE) COMPLOF THIS CALL
AMORNEY NEIL BANZI

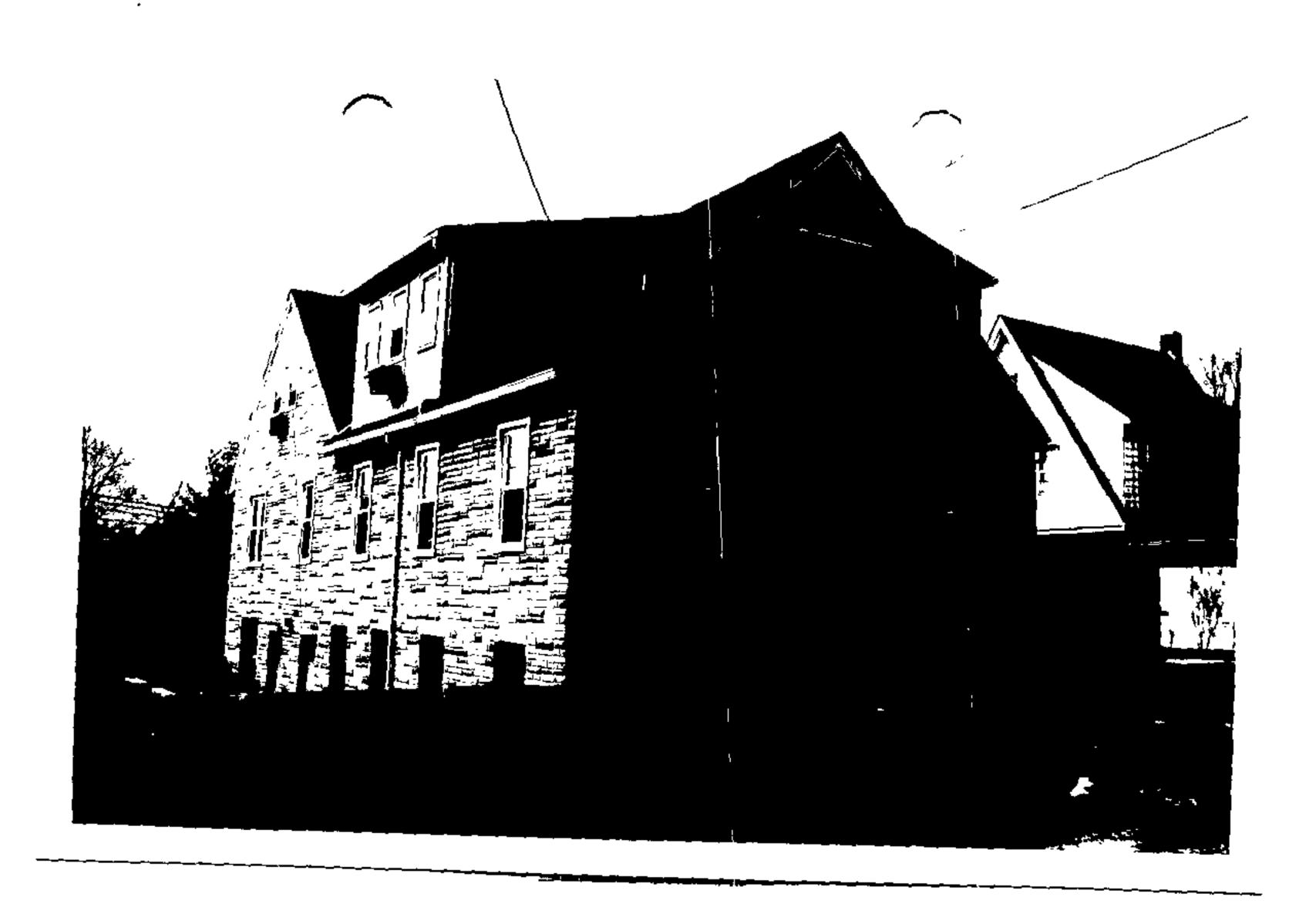
## UPDATE/MESSAGE FORM

Date:	2/20/67
Time:	1 /
Inspector: _	JOZ GLORIOSO
	Λ¬¬ -1100
Case No: _	071188
Address:	1264 Tarricis /tv
•	
	MR. JAMES DIXON (OWN FR) CALVE
1/2	WILL COME IN TO LOOK AT FILE. AND
TAL	KTO ZONING AS TO A ROSSIBUE
WA	TO KEED DROPERTY AS OUTLET FOR
	IIVERSITY OF MARTLAND.
	W 410. 747.3131 C 44/3-838, 2490
	POPUP 3/9/07
	(OP)
•	
	<u></u>
	_ <del></del>









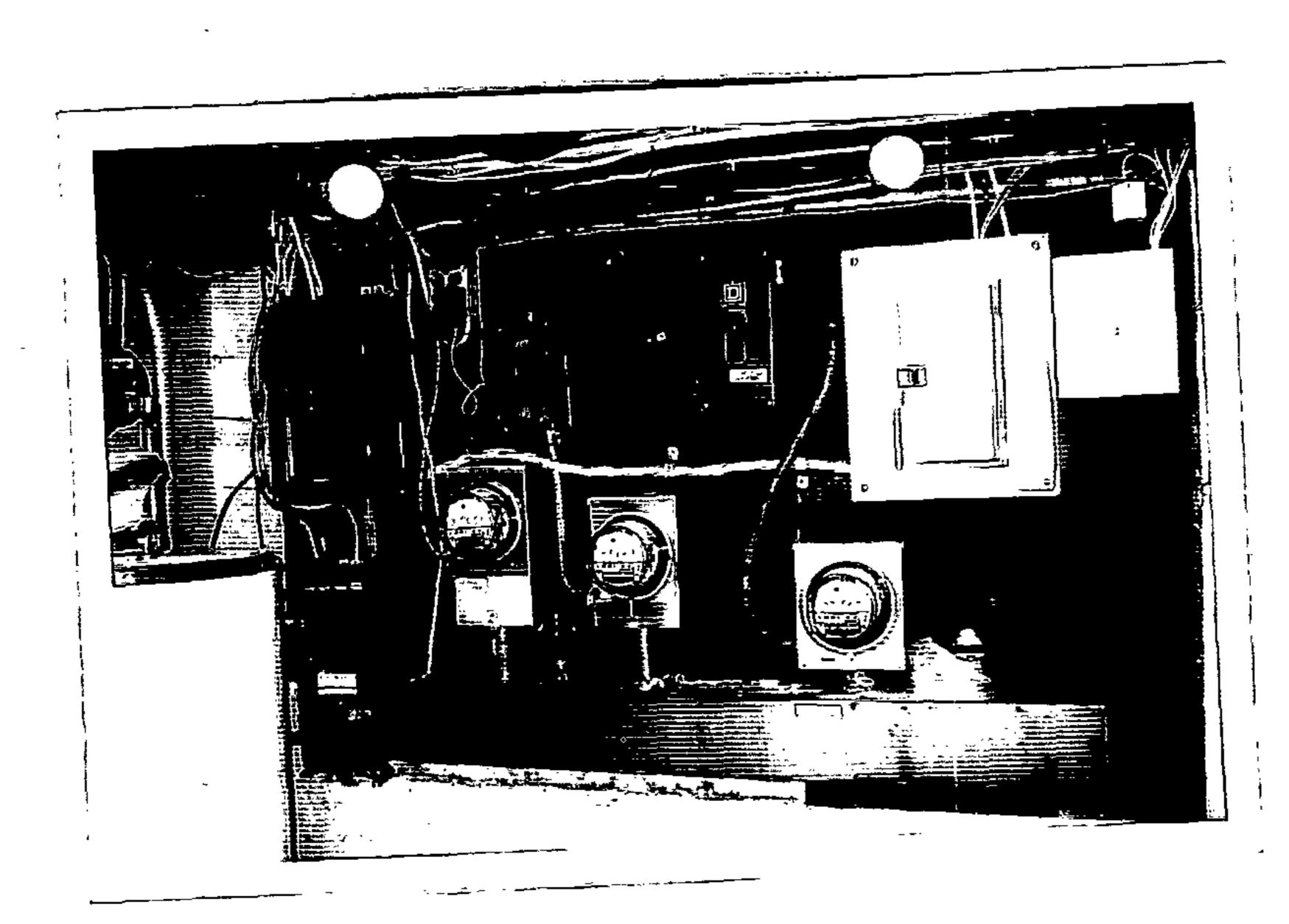


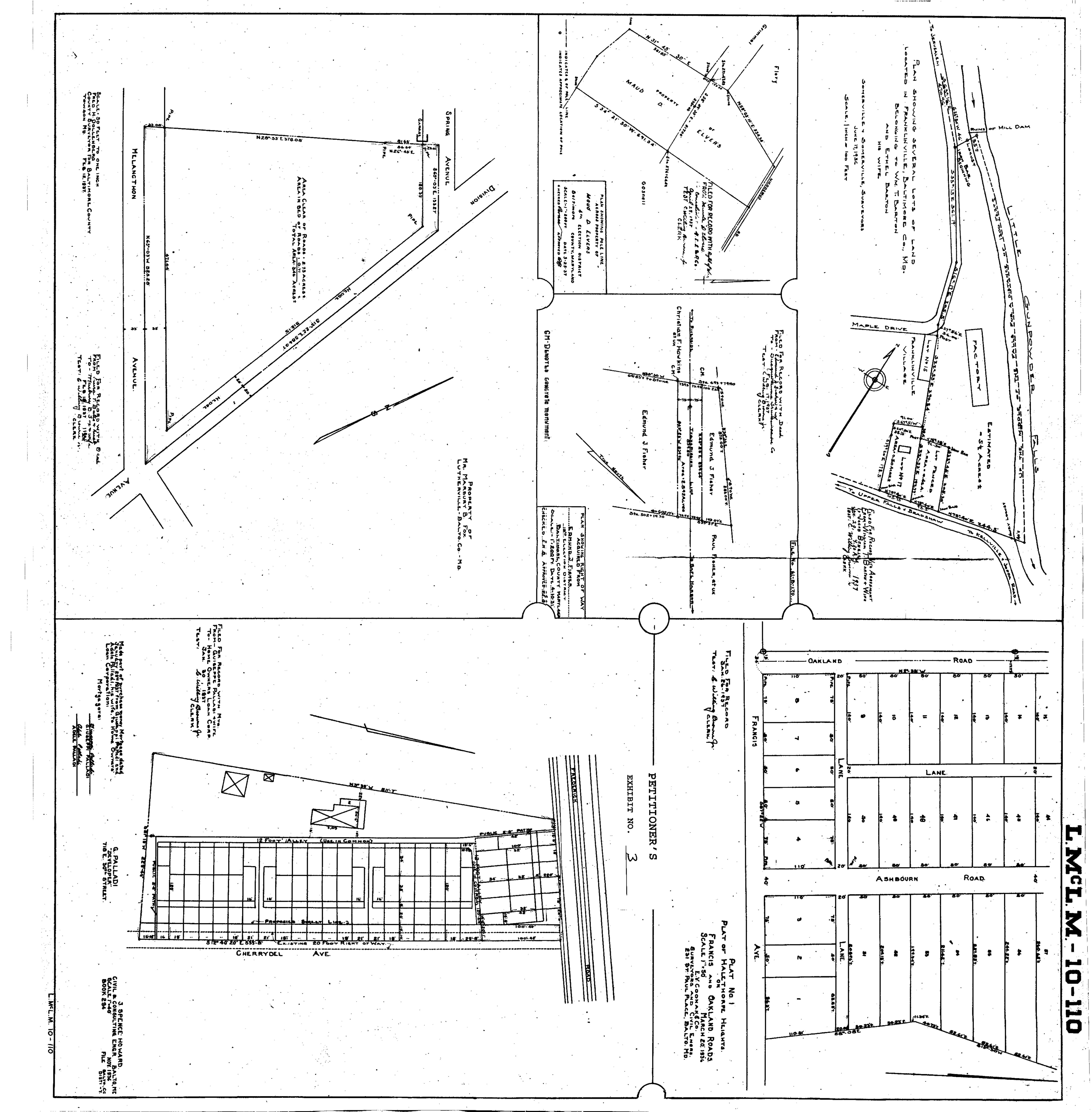


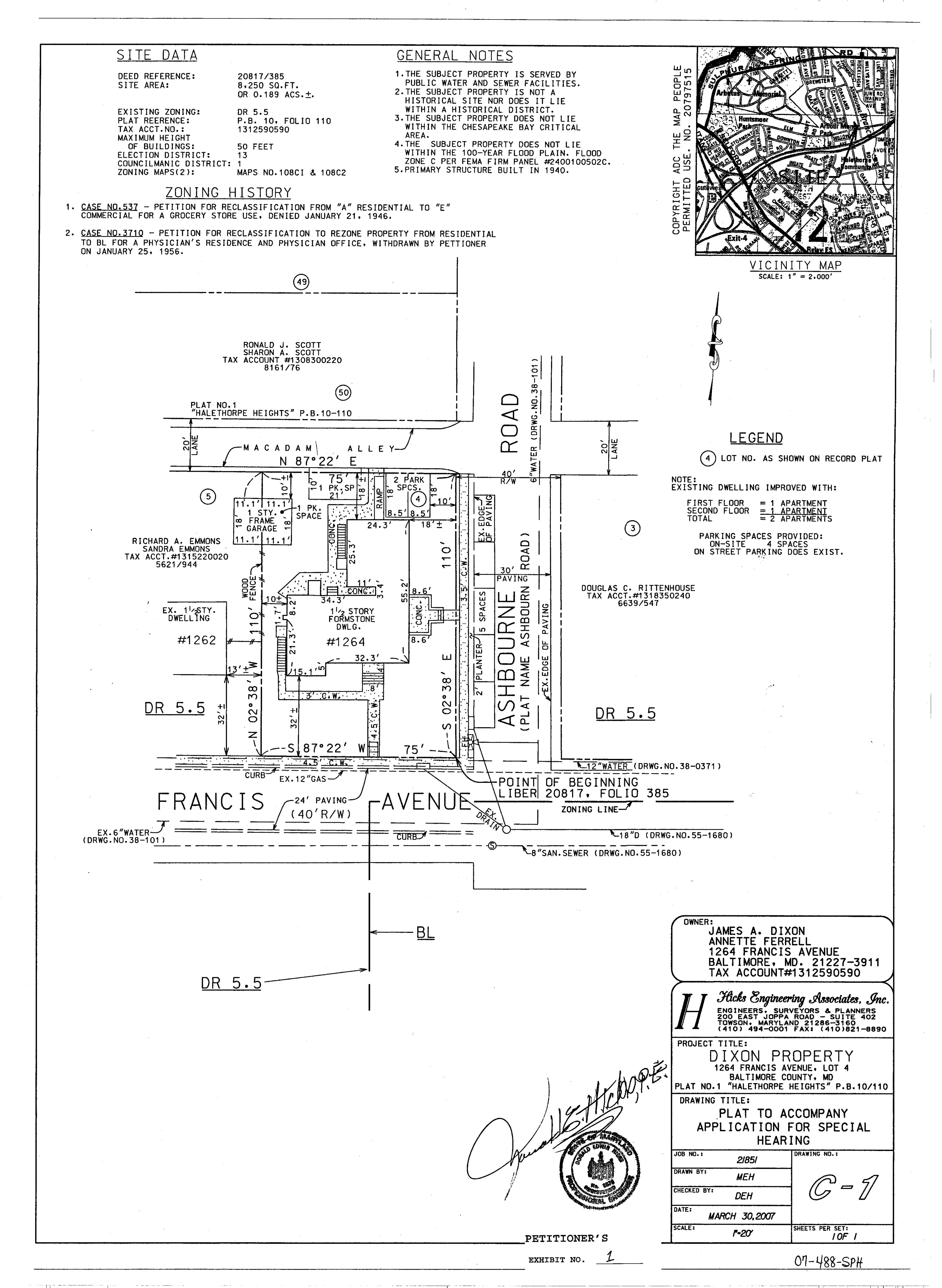
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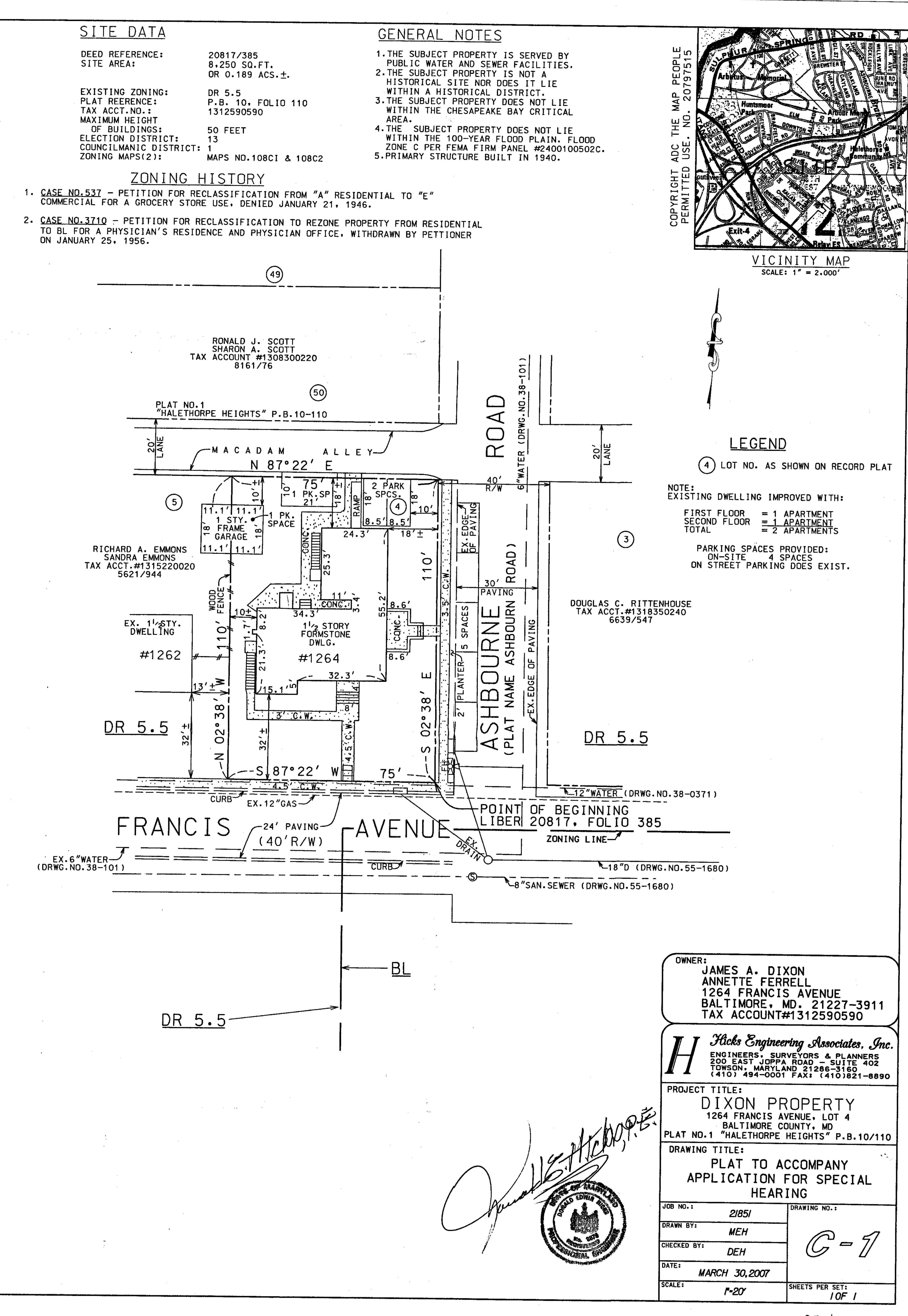


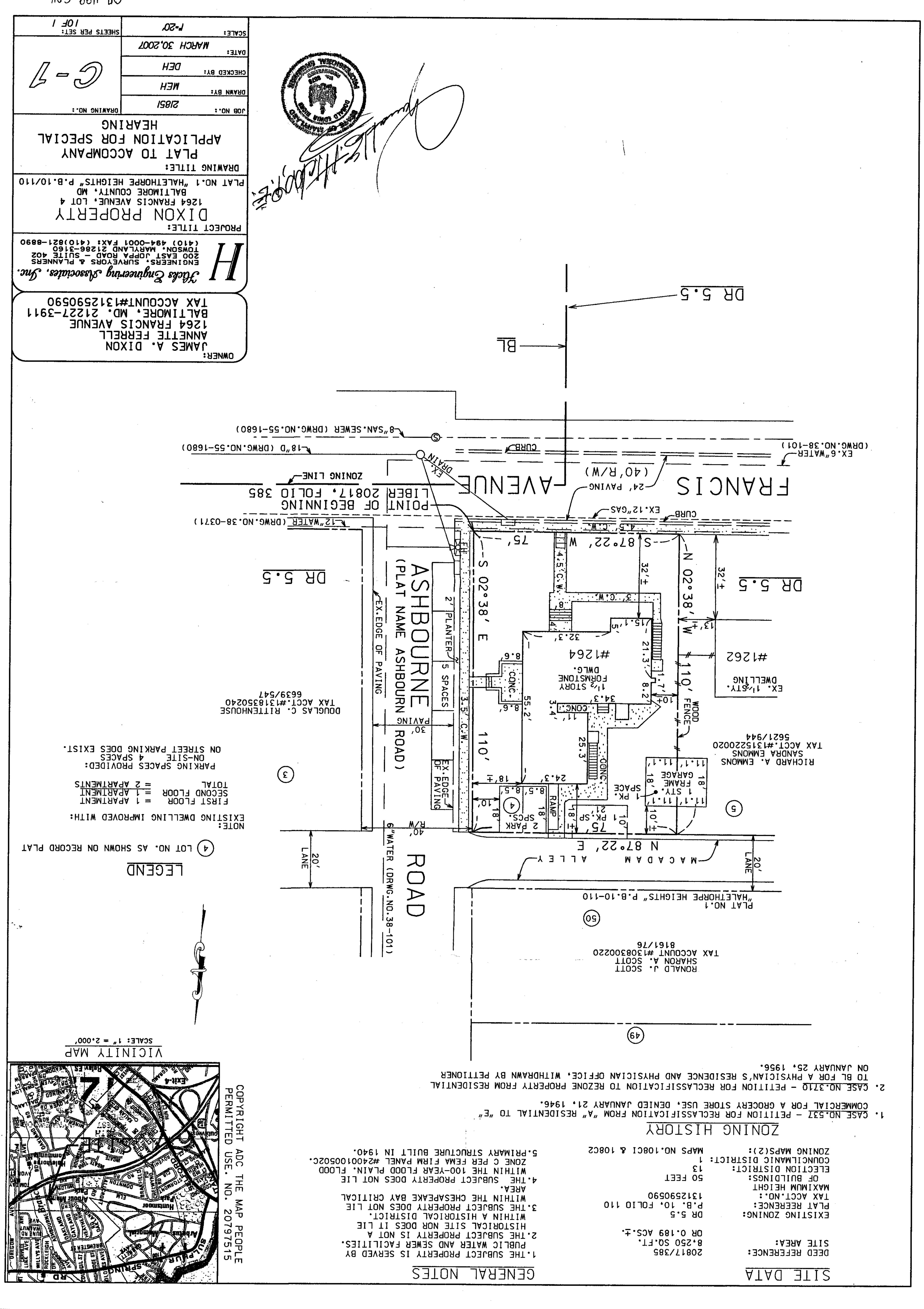




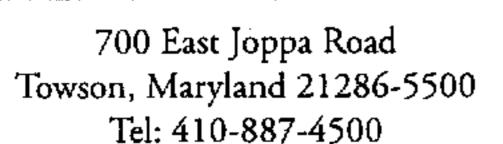




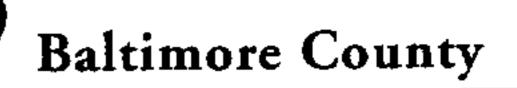




## Fire Department







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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 May 10,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

Item Number: 476,488 through 499

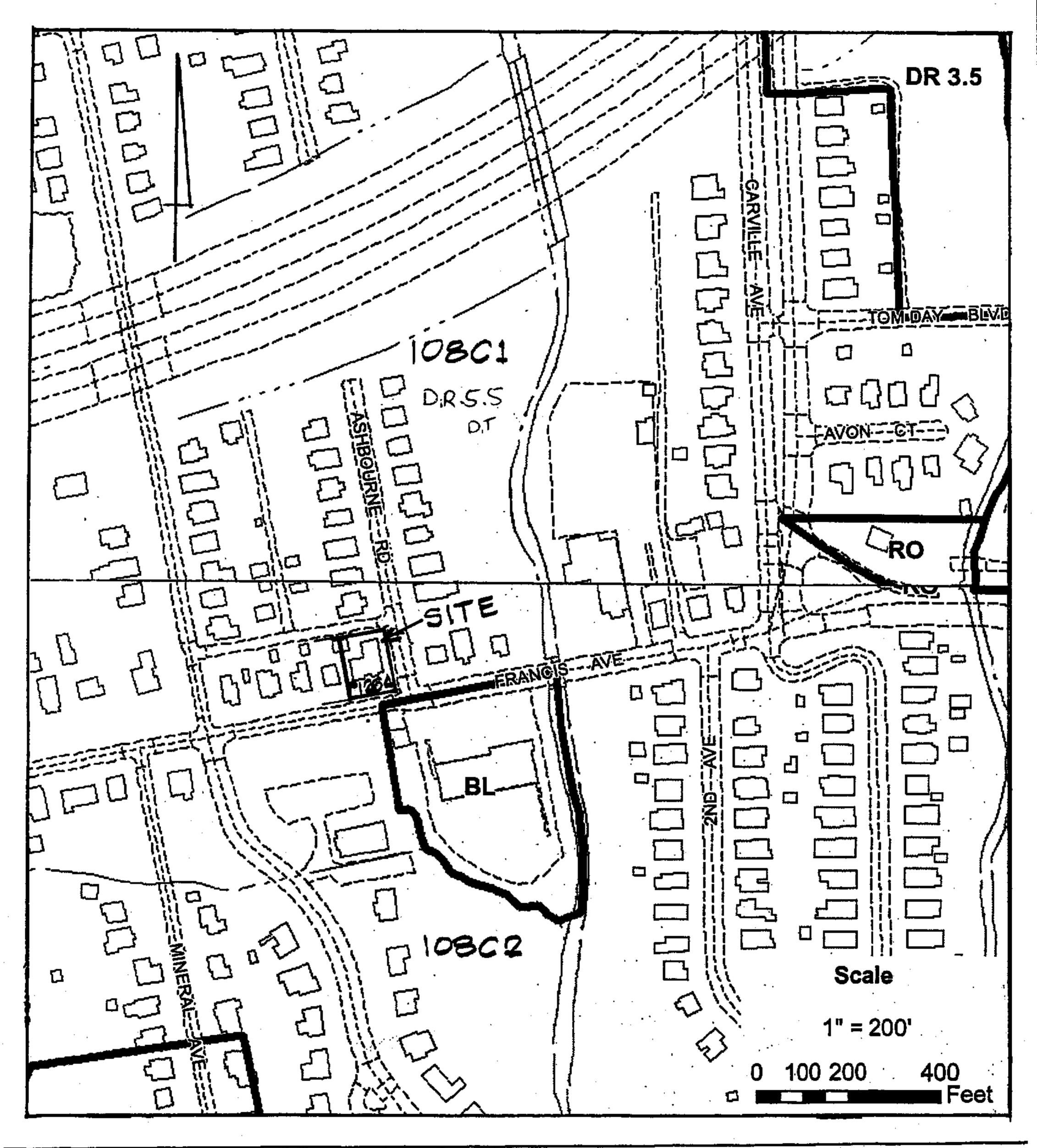
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File





Baltimore County
Office of Planning and Zoning
Official Zoning Map

108A1	108B1		109A1.	10981
108A2	108B2		109A2	10982
108A3	108B3	108C3	109A3	109B3