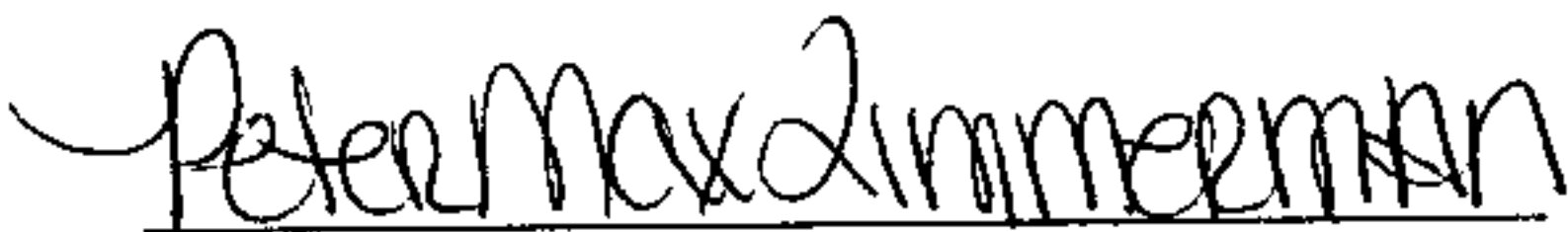


RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
SPECIAL HEARING
411 Jefferson Avenue; W/S Jefferson Avenue, * ZONING COMMISSIONER
150' N Towsontowne Blvd
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Stanley Stockwell
Contract Purchaser(s): Baltimore County MD * BALTIMORE COUNTY
by Timothy Kotroco, Director of PDM
Petitioner(s) * 08-067-SPH

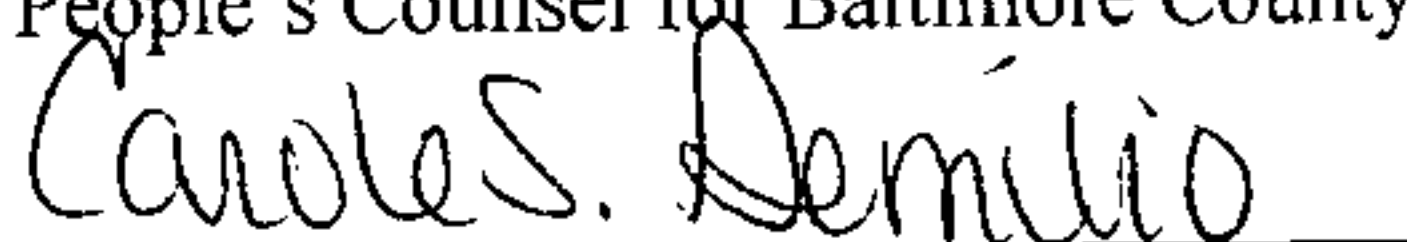
* * * * *

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
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 16th day of August, 2007, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Director of PDM, 111 West Chesapeake Avenue, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

AUG 16 2007

Per.....



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The 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: 067
Petitioner: BALTO. CO., TIMOTHY KOTROLO, DIRECTOR PDM
Address or Location: 411 JEFFERSON AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIMOTHY KOTROLO, DIRECTOR PDM
Address: 111 W. CHESAPEAKE AVE., Rm. 111
TOWSON, Md. 21204
Telephone Number: 410-887-3391

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 08- 067 -SPH Address 411 JEFFERSON Ave.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8.7.07 Posting Date: 8/19 Closing Date: 9/24

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

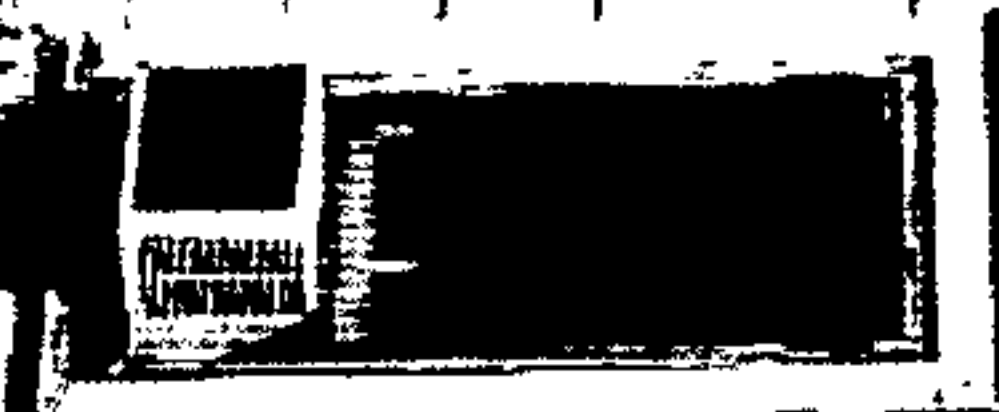
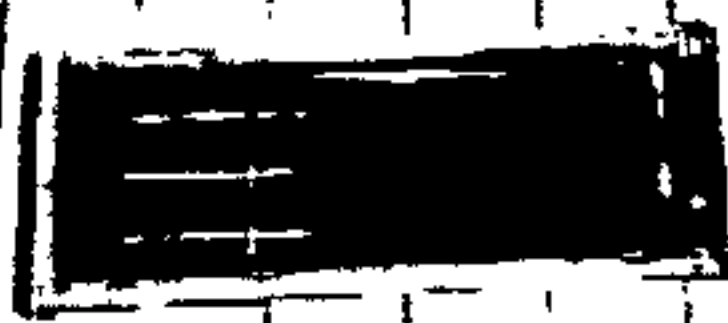
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 08- 067 -SPH Address 411 JEFFERSON Ave.
Petitioner's Name TIMOTHY KOTROCC, DIRECTOR PDM Telephone 410-887-3391
Posting Date: 8/19/07 Closing Date: 9/3/07
Wording for Sign: Administrative Special Hearing to approve THE RAZING OF A
BUILDING ON THE BALTO. CO. LANDMARKS LIST.

NOT POSTED BY
8/19. GIVEN TO
DAVE FOR
POSTING.

WCR - 6/28/00



ZONING NOTICE

SPECIAL HEARING

DATE: 08-08-07
TIME: 10:00 AM
LOCATION: 10000 100TH AVE. S.E.

APPLICANT: [Name]
PROJECT: [Project Name]

PUBLIC HEARING?

THE BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE APPLICATION FOR A ZONING VARIANCE. THE BOARD HAS DETERMINED THAT THE VARIANCE IS NECESSARY FOR THE PROPOSED DEVELOPMENT. THE BOARD HAS GRANTED THE VARIANCE. THE BOARD HAS GRANTED THE VARIANCE.

08-07-2007 11:57

ZONING NOTICE

ADMINISTRATIVE

SPECIAL HEARING

FILE # 08-067-SP
DATE: 12-12-2011
SPECIAL HEARING AT 10:00 AM
PLAINT # 08-067-SP
COURTROOM 10

PUBLIC HEARING ?

PLEASE NOTE: THE GROUP MAY
WANT TO REQUEST A PUBLIC HEARING
AT THE PUBLIC HEARING COURT
ROOM. IF YOU WANT TO REQUEST
A PUBLIC HEARING, PLEASE
CONTACT THE COURT CLERK
AT 08-067-SP.

HOP 5

Historic Petition for Administrative Special

Tax Acc. # 09-21-450000 **Hearing** Map 70A, Parcel 449

to the Zoning Commissioner of Baltimore County

for the property located at 411 JEFFERSON AVE.
which is presently zoned DR-10.5



223.68

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 to approve a waiver pursuant to Sections 34-4-107 (b), BCC of Sections 32-4-299 (b) and Section 32-4-416(a)(2) to

RAZE A building that is on

the Baltimore County Final Landmark's List. Demolition
by neglect of said dwelling per Section 32-7-502(b) B.C.C.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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.

Baltimore County Permits &
Development Management Director

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:

Legal Owner(s):

Timothy M. Katroco

Stanley F. Stackwell

Name - Type or Print

Name - Type or Print

Signature

Signature

111 WEST CHESAPEAKE AVE.

Address

Name - Type or Print

Towson

City

MD

State

Telephone No.

21204

Zip Code

Signature

1744 ABERDEEN ROAD

Address

Telephone No.

Baltimore MD

City

State

21234

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 08-067-SAH

Reviewed By JCM Date 8-7-07

Affidavit in Support of Administrative

Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 111 WEST CHESAPEAKE AVE.
City TOWSON State MARYLAND Zip Code 21204

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HARFORD}, to wit:

I HEREBY CERTIFY, this 26th day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy M. Kotroco

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public



My Commission Expires

1-2007

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 111 WEST CHESAPEAKE AVE.
City TOWSON State MARYLAND Zip Code 21204

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Timothy M. Kotroco
Signature

Signature

Timothy M. Kotroco, Director
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HARFORD}, to wit:

I HEREBY CERTIFY, this 26th day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

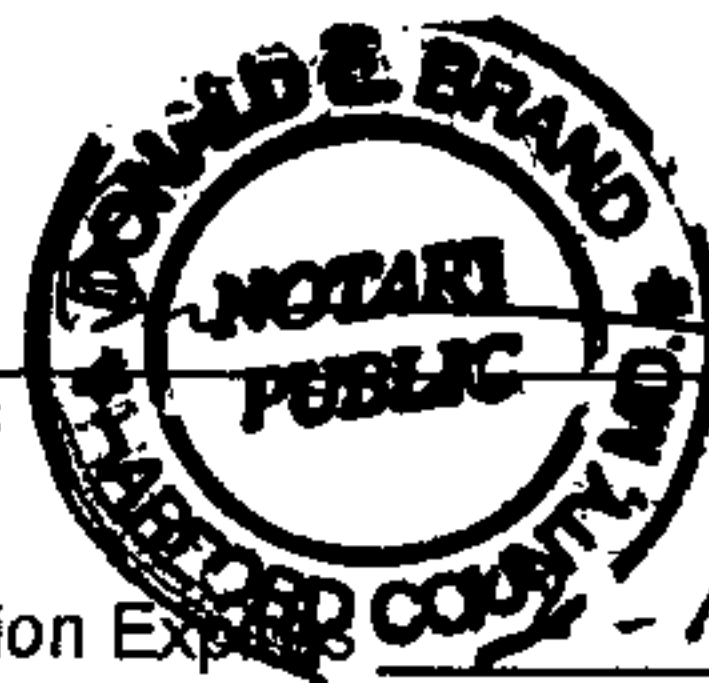
Timothy M. Kotroco

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

07/24/07
Date

Notary Public



My Commission Expires 1-1-2007

Historic Petition for Administrative Special

Tax Acc. # 09-21-450000 **Hearing** Map 70A, Parcel 449

to the Zoning Commissioner of Baltimore County

for the property located at 411 JEFFERSON AVE.
which is presently zoned DR-10.5



223.18)

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 to approve a waiver pursuant to Sections 34-4-107 (a), BCC of Sections 32-4-293 (b) and Section 32-4-416(a)(2) to

RAZE A building that is on
the Baltimore County Final Landmark's List. Demolition
by neglect of said dwelling per Section 32-7-502(b) B.C.C.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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.

Baltimore County Permits &
Development Management Director

Contract Purchaser/Lessee:

Timothy M. Katroco

Name - Type or Print

Timothy Katroco

Signature

111 WEST CHESAPEAKE AVE.

Address

Towson

City

MD

State

Telephone No.

410-887-3353

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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.

Legal Owner(s):

STANLEY F. STACKWELL

Name - Type or Print

Signature

Name - Type or Print

Signature

1744 ABERDEEN ROAD

Address

Baltimore

City

MD

State

Telephone No.

21234

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 08-067-SPH

Reviewed By JCM Date 8.7.07

Estimated Posting Date 8/19/07

IT IS ORDERED by the Code Enforcement Hearing Officer, this 8th day of March 2006, that Case #05-10349 is hereby continued to September 8, 2006 to provide the church time to obtain financing to purchase subject property and soon after raze the structure.

IT IS FURTHER ORDERED that the a Show Cause Hearing may be set at any time after September 8, 2006 if the sale of the property is not ratified for any reason and the structure remains in violation of the investment property maintenance regulations.

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violation has been corrected.

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

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

RSW/jaf

15

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

In the Matter of

Civil Citation No.05-10349

Stanley F. Stockwell
1744 Aberdeen Road
Baltimore MD 21234

411 Jefferson Avenue

Respondent

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

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on March 8, 2006, for a hearing on a citation for violations under the Baltimore County Code § 35-2-404 (i)(vi), 13-7-112, 115, 310, 312; International Building Code § 3114.1, for failure to repair defective roof, gutters and downspouts, failure to remove junk, trash and debris on property known as 411 Jefferson Avenue, 21286

On January 19, 2006, pursuant to §3-6-205, Baltimore County Code, a code enforcement citation was issued by Alphonso Griffin, Code Enforcement Officer. The citation was legally served on the Respondent.

The citation proposed a civil penalty of \$7,600.00 (seven thousand six hundred dollars). A code enforcement hearing date was scheduled for March 8, 2006.

Stanley F. Stockwell, Respondent appeared for the hearing and testified.

Craig A. Schoenfeld, Esquire represented Mr. Stockwell.

Testimony and evidence shows that the defective gutters have been addressed. The yard debris has been removed. The roof system is beyond repair according to the owner. The structure has major termite damage and is structurally unsound. Mr. Stockwell has an agreement with a nearby church willing to buy the property, raze the structure and use the land for additional parking for the church. Mr. Stockwell stated that approximately 120 days are needed to finalize the sale and the transfer of the property.

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING

Memorandum

TO: Donald Brand
Doug Swam

DATE: January 16, 2007

FROM: Vicki Nevy

SUBJECT: Actions by the LPC in the January 11, 2007 meeting

Separately listed below are the outcomes of the actions by the LPC in their most recent meeting.

* * * * *

The LPC's action approving a notice-to-proceed for properties at 1609 Kurtz Avenue in Lutherville, 211 Melancthon in Lutherville, 16951 York Road in Hereford and 1620 South Rolling Road in Relay will be communicated by separate memorandum.

Additionally, the LPC agreed not to object to the demolition of the following properties:

- 1) Oregon Ridge Park Properties, Shawan Road, Cockeysville vicinity
Overseer's House (MHT #BA-826)
Easterly Company House (MHT #BA-828)
Westerly Company House (MHT #BA-829)
- 2) 123 Sollers Road Road, Dundalk (Turners Station African American Survey District;
County Register MHT #BA-3056)
- 3) 411 Jefferson Avenue, East Towson (MHT #BA-1002)

The LPC however does object to the proposed demolition of the "Doctor Rider House" and accessory structures at 36 Church Road in the Owings Mills vicinity (MHT #BA-669).

Consideration of the proposed demolitions of both 106 Avondale Road and 102 Avondale Road in the Dundalk vicinity (Turners Station African American Survey District MHT #BA-3056) were tabled until the February 8, 2007 meeting of the LPC.

Further, the LPC agreed to recommend that the owners of 9000 Church Lane replace the aluminum windows on the Church Lane and McDonogh Road sides of the house with wood windows of true-divided light (2x2)) over the period of no more than three years.

Finally, the entire 3.64 acre property containing the house at 309 Gun Road in Avalon was delineated as the historic environmental setting (map 108, parcel 599) and a project for tax credits was applied for with regard to the property at 12656 Manor Road in Long Green. The project was approved and the LPC's action approving a notice-to-proceed will be forth coming as soon as possible.

VKN:vkn

c. Bill Wiseman
John Murphy
Rick Wisnom
John Markley

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING

Memorandum

TO: Donald Brand
Buildings Engineer

DATE: January 17, 2007

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 411 Jefferson Avenue, East Towson

At its January 11, 2007 meeting, the Baltimore County Landmarks Preservation Commission approved the demolition of the structure located at 411 Jefferson Avenue. This memo constitutes a notice to proceed in accordance with *Baltimore County Code* Section 32-7-405.

VKN:vkn

c: Stanley Stockwell
1744 Aberdeen Road
Baltimore, MD 21234

Barry Dever
Benjer, Inc.
P.O. Box 6951
11106 Red Lion Road
White Marsh, MD 21162

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: July 31, 2007

TO: Carl Richards
Supervisor

FROM: James Thompson
Supervisor

RE: Administrative Special Hearing
411 Jefferson Avenue
Petitioner – Permits & Development Management

If possible steps should be taken to expedite this Petition for Administrative Special Hearing. Code Enforcement received a complaint in December 2005.

A Final Order was written in Case No. 05-10349 (enclosed). Code Enforcement has given the property owner Stanley F. Stockwell more than ample time to bring this property into compliance since Hearing Officer Raymond S. Wisnom's decision of March 8, 2006. The property caught fire in May 2007, and has been posted by Code Enforcement as unsafe.

If additional questions remain, please see me.

JHT/lmh

c: Inspector Alphonso Griffin
Inspector Kimberly Wood

HISTORIC

Petition for Administrative Special Hearing



TAX Acct. 03-08-055X to the Zoning Commissioner of Baltimore County

MAP 69, PARCEL 1021

for the property located at 6240 FALLS ROAD
which is presently zoned DR-2

223.(8)

132-4-107 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 to approve a waiver pursuant to Sections 32-4-107(b), BCC of Sections 32-4-205(b) and Section 32-4-416(a)(2) to RAZE A S.F.D. that is

ON THE BALTIMORE COUNTY FINAL LANDMARK'S LIST. DEMOLITION
by neglect of said dwelling per SECTION 32-7-502(b) B.C.C
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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.

Baltimore County Permits &
Development Management Director

Contract Purchaser/Lessee:

Timothy M. Kotroco
Name - Type or Print

Timothy Kotroco
Signature
111 W. CHESAPEAKE AVE. 410-887-3353
Address Telephone No.
LOWSON MD. 21204
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

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.

Legal Owner(s):

EMANUEL Smith & MELANIE W. Smith
Name - Type or Print

Signature

Name - Type or Print

314 PARADISIO WAY 757-482-6721
Signature Address Telephone No.
CHESAPEAKE VA. 23322
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 07-176-SPH

Reviewed By WCR Date 10-17-06

REV 6/17/05

Estimated Posting Date 10-27-06

12-21-06
[Signature]

Case No: 0510349Address: 00411 JEFFERSON AVE 21286Insp Area: 009 Dist: 000 Date Rcv: 12/08/2005 Grp: ENF Intk: JHTInspec: GRIFFIN Inspec2: Date Inspec: 12/03/2006Close: 0/00/0000 Activity: Delete:

Problem: VACANT BLDG, ROOF IN DISREPAIR, NO RAINSPOUTS; 2ND COMPL - DEBRIS IS
SUES, OPEN TO PUBLIC, STRUCTURE HALF RAZED, COMPL/TERENCE HUGHES, 6724 COLLINSDA
LE RD, 410 321-8851.

CL Name: WIDERMANN P.J.CL Address: 00000 COMMUNITY CONSERVATIONCL Home Phone: CL Work Phone: 410-887-5887 Tax Acct. 0921450000Owner: STANLEY F STOCKWELL, 1744 ABERDEEN RD, 21234

Enter=Continue F12=Cancel

7600
2500

10100

Case No: 0510349

Notes: 12/13/05 NOTICE ISSUED FOR DISREPAIR ROOF GUTTERS & DOWN SPOUTS & TJ&D.
P/U 1/14/06. COMPL. UPDATED. AG/SS

***1/20/06, CITATION SENT CERT & REG MAIL TO STANLEY F STOCKWELL, 1744 ABERDEEN
RD, 21234, P/U 2/3/06 TO CHECK FOR SERVICE, AWG/CP***

**1/19/06 WRITTEN CITATION WITH HEARING DATE OF 3/8/06 ATTEMPTING TO SERVE & SE
NDING CERTIFIED MAIL P/U FOR SERVICE 2/3/06. UNABLE TO UPDATE. AG/SS

1/27/06, GREEN CARD RETURNED SIGNED, GAVE TO AWG/CP

2/9/06 ON DOCKET FOR 3/8/06 FILE TO A GRIFFIN /JF.

**2/6/06 P/U 3/2/06 FOR SERVICES PRE HEARING INSPECTION. UNABLE TO UPDATE. NO
ANSWER. AG/SS

**3/3/06 HOUSE STILL IN DISREPAIR. P/U 3/12/06. FOR ORDER. AG/SS

3/9/06 FINAL ORDER SENT TO STANLEY STOCKWELL FILE TO A GRIFFIN /JF.

**3/13/06 ORDER IS NOT WRITTEN YET P/U 3/17/06 UNABLE TO UPDATE. AG/SS

**3/21/06 CASE 05-10349 IS HEARBY CONTINUED TO SEPTEMBER 8/06 TO PROVIDE THE C
HURCH TIME TO OBTAIN FINANCING TO PURCHASE SUBJECT PROPERTY & SOON AFTER RAZE ST
RUCTURE. P/U 9/8/06. UNABLE TO UPDATE. AG/SS

Enter=Continue F12=Cancel

Case No: 0510349

Notes: 9/11/06 PROPERTY IS IN WORST CONDITION THEN BEFORE NEEDS ATTENTION AMME
DIALLY. P/U 10/11/06 COMPL. UPDATED AG/SS *

10/31/06, 2ND COMPL - DEBRIS, STRUCTURE HALF RAZED/OPEN TO PUBLIC, JHT/CP*

**11/1/06 P/U 12/3/06 FOR SHOW CAUSE HEARING P/U 12/6/06 UNABLE TO UPDATE.

EG/SS

Enter=Continue F12=Cancel

Case No: 0510349Address: 00411 JEFFERSON AVE 21286Insp Area: 009 Dist: 000 Date Rcv: 12/08/2005 Grp: ENF Intk: JHTInspec: GRIFFIN Inspec2: _____ Date Inspec: 12/03/2006Close: 0/00/0000 Activity: _____ Delete: _____

Problem: VACANT BLDG, ROOF IN DISREPAIR, NO RAINSPOUTS; 2ND COMPL - DEBRIS IS
SUES, OPEN TO PUBLIC, STRUCTURE HALF RAZED, COMPL/TERENCE HUGHES, 6724 COLLINSDA
LE RD, 410 321-8851

CL Name: WIDERMAN P.J.CL Address: 00000 COMMUNITY CONSERVATIONCL Home Phone: _____ CL Work Phone: 410-887-5887 Tax Acct. 0921450000Owner: STANLEY F STOCKWELL, 1744 ABERDEEN RD, 21234

Enter=Continue F12=Cancel

AL PLEASE call this lady 11-21-06
A.S.A.P. Also, NO record that
it is on the docket for 12/6/06
CIT

JOANN
Williams

cell # 410-227-6544

MID
OF
ANNU

work

x 3424

during
the
day

Case No: 0510349

Notes: 9/11/06 PROPERTY IS IN WORST CONDITION THEN BEFORE NEEDS ATTENTION AMME
DIALY. P/U 10/11/06 COMPL. UPDATED AG/SS *

10/31/06, 2ND COMPL - DEBRIS, STRUCTURE HALF RAZED/OPEN TO PUBLIC, JHT/CP*

**11/1/06 P/U 12/3/06 FOR SHOW CAUSE HEARING P/U 12/6/06 UNABLE TO UPDATE.

EG/SS

Enter=Continue F12=Cancel

Case No: 0510349

Notes: 12/13/05 NOTICE ISSUED FOR DISREPAIR ROOF GUTTERS & DOWN SPOUTS & TJ&D.
P/U 1/14/06. COMPL. UPDATED. AG/SS

***1/20/06, CITATION SENT CERT & REG MAIL TO STANLEY F STOCKWELL, 1744 ABERDEEN
RD, 21234, P/U 2/3/06 TO CHECK FOR SERVICE, AWG/CP***

**1/19/06 WRITTEN CITATION WITH HEARING DATE OF 3/8/06 ATTEMPTING TO SERVE & SE
NDING CERTIFIED MAIL P/U FOR SERVICE 2/3/06. UNABLE TO UPDATE. AG/SS

1/27/06, GREEN CARD RETURNED SIGNED, GAVE TO AWG/CP

2/9/06 ON DOCKET FOR 3/8/06 FILE TO A GRIFFIN /JF.

**2/6/06 P/U 3/2/06 FOR SERVICES PRE HEARING INSPECTION. UNABLE TO UPDATE. NO
ANSWER. AG/SS

**3/3/06 HOUSE STILL IN DISREPAIR. P/U 3/12/06. FOR ORDER. AG/SS

3/9/06 FINAL ORDER SENT TO STANLEY STOCKWELL FILE TO A GRIFFIN /JF.

**3/13/06 ORDER IS NOT WRITTEN YET P/U 3/17/06 UNABLE TO UPDATE. AG/SS

**3/21/06 CASE 05-10349 IS HEARBY CONTINUED TO SEPTEMBER 8/06 TO PROVIDE THE C
HURCH TIME TO OBTAIN FINANCING TO PURCHASE SUBJECT PROPERTY & SOON AFTER RAZE ST
RUCTURE. P/U 9/8/06. UNABLE TO UPDATE. AG/SS

Enter=Continue F12=Cancel

Inspector - *Wood**Open*

Area Case # Location Apt Zip Date Rec Reinsp Dt
 009 07-6844 411 JEFFERSON AVE ~~21234~~ 5/25/2007
 Tax Acct #: 0921450000 *21286*
 Owner: STANLEY STOCKWELL 1744 ABERDEEN RD 21234

Complainant Name: (Last) FIRE DEPT. (First)
 Addr:

Str # Dir Street Name Type Apt

City ST Zip
 Phone: (Home) (Work)

Problem: VACANT HOUSE, NEEDS TO BE RAISED

Photos

P/U Date		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

DATE: 05/23/2007

STANDARD ASSESSMENT INQUIRY (1)

TIME: 08:38:00

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 21 450000	09	2-0	04-00	N	YES		04/18/07
STOCKWELL STANLEY F				DESC-1.. IMPSWS JEFFERSON AV			
				DESC-2.. 150 N CHESAPEAKE AV			
1744 ABERDEEN RD				PREMISE. 00411		JEFFERSON	AVE

00000-0000

BALTIMORE. MD 21234-5117 FORMER OWNER: PROGRESS LODGE 3 9 F & A M

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	39,000	58,500				
IMPV:	1,230	1,000	TOTAL..	59,500	59,500	53,076
TOTL:	40,230	59,500	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 08/01 07/04

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

ASSESS:	59,500	11/11/04
ASSESS:	53,076	
ASSESS:	0	

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



RESIDENTIAL CONTRACT OF SALE

This is a Legally Binding Contract; If Not Understood, Seek Competent Legal Advice.

THIS FORM IS DESIGNED AND INTENDED FOR THE SALE AND PURCHASE OF IMPROVED SINGLE FAMILY RESIDENTIAL REAL ESTATE
LOCATED IN MARYLAND ONLY. FOR OTHER TYPES OF PROPERTY INCLUDE APPROPRIATE ADDENDA.

BROKER: Real Estate Professionals, Inc. BRANCH OFFICE: East. Blvd
OFFICE PHONE: (410) 234-2244 FAX: (410) 918-9499 BROKER/AGENT ID: _____
SALES ASSOCIATE: Theresa Bell E-Mail: Intouch@theresa-bell.com PHONE: (410) 918-9740
ACTING AS: ☐ SELLER AGENT (WHETHER "COOPERATING AGENT" OR "SELLING AGENT"); OR
☒ BUYER AGENT; OR
☐ INTRA - COMPANY AGENT WITH BROKER AS DUAL AGENT

IN COOPERATION WITH

BROKER: _____ BRANCH OFFICE: _____
OFFICE PHONE: _____ FAX: _____ BROKER/AGENT ID: _____
SALES ASSOCIATE: _____ E-Mail: _____ PHONE: _____
ACTING AS: ☐ LISTING BROKER AND SELLER AGENT; OR
☐ INTRA - COMPANY AGENT WITH BROKER AS DUAL AGENT

TIME IS OF THE ESSENCE. Time is of the essence of this Contract. The failure of Seller or Buyer to perform any act as provided in this Contract by a prescribed date or within a prescribed time period shall be a default under this Contract and the non defaulting party, upon written notice to the defaulting party, may declare this Contract null and void and of no further legal force and effect. In such event, all Deposit(s) shall be disbursed in accordance with Paragraph 22 of this Contract.

As used in this Contract, and in any addendum or addenda to this Contract, the term "days" shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. A day shall be measured from 12:00:01 a.m. to and including 11:59:59 p.m. E.S.T. For the purposes of calculating days, the count of "days" shall begin on the day following the day upon which any act or notice as provided in this Contract, or any addendum or addenda to this Contract, was required to be performed or made.

1. **DATE OF OFFER:** February 16, 2006
2. **SELLER:** NAME: Stanley Stockwell
ADDRESS: 1744 Aberdeen Road Baltimore Md ZIP: 21234
3. **BUYER:** NAME: Maranatha Visions Inc.
ADDRESS: 415 Jefferson Ave Towson Md ZIP: 21286
4. **PROPERTY DESCRIPTION:** Seller does sell to Buyer and Buyer does purchase from Seller, all of the following described Property (hereinafter "Property") known as 411 Jefferson Ave.
located in Towson City/County, Maryland, Zip 21286 together with the improvements thereon, and all rights and appurtenances thereto belonging.
5. **PURCHASE PRICE:** The purchase price is One Hundred Thousand
Dollars (\$ 100,000.00).
6. **SETTLEMENT:** Date of Settlement May 16, 2006 or sooner if agreed to in writing by both parties.
7. **ESTATE:** The Property is being conveyed: X in fee simple or _____ subject to an annual ground rent, now existing or to be created, in the amount of _____
Dollars (\$ _____) payable semi-annually, as now or to be recorded among the Land Records of _____ City/County, Maryland. If the Property is subject to ground rent and the ground rent is not timely paid, the owner of the reversionary interest (i.e., the person to whom the ground rent is payable) may bring an action of ejectment against the leasehold owner pursuant to Section 8-402.2 of the Real Property Article, Annotated Code of Maryland (as amended).
As a result of this action, the owner of the reversionary interest may obtain title to the Property in fee, discharged from the lease.



Buyer _____ / _____

Page 1 of 10 10/05

Seller _____ / _____



REAL ESTATE PROFESSIONALS, INC 518 EASTERN BOULEVARD BALTIMORE, MD 21221
Phone: (410) 918 - 9740 Fax: (410) 918 - 9499 Robert Kaetzel

Maranatha Visi



PARTNERS

MELVYN J. WEINSTOCK
SIDNEY S. FRIEDMAN (MD, DC)
EDWARD J. FRIEDMAN (MD, DC, VA)
JEFFREY M. LIPPMAN (MD, DC)

MANAGING ATTORNEYS

ILONA M. FISHER
WILLIAM H. THRUSH, JR. (MD, DC)

ATTORNEYS

GREG I. ROSE (MD, DC, PA, VA)
LEONARD TOBER (MD, DC)
MICHAEL W. MOORE
CRAIG A. SCHOENFELD
CHRISTINE GAGE
SHANNON B. KRESHTOOL (MD, DC)
H. JEFFREY ZIEGLER (MD, DC)
DENISE L. KINNARD
JOHN R. ROSSBACH
J C AMOS (MD, WV)
JORDAN I. SELZER (MD, DC)
GINA M. GASCOIGNE (MD, DC)
JASON E. SOLOMON (MD, DC)
OWEN BLUM (MD, DC)
WALTER D. TY
LINDSAY C. COOPER
MARGARET S. SNOEREN (MD, FL)
SEAN D. STROMINGER
MELISSA NIMIT (MD, DC)
REBECCA A. CARTER
JAMIE B. GLICK (MD, DC)
THOMAS J. MADDEN, JR.
KIMBERLY A. SCHOENE
VICTOR A. LEMBO
MELISSA L. FRENTZ
LISA D. ETLINGER
NICOLE C. SHAW
LISA L. DIPAUJA
LISA M. GOLDBLATT (DC, NY)

**LAW OFFICE
WEINSTOCK, FRIEDMAN & FRIEDMAN, P.A.**

EXECUTIVE CENTRE
4 RESERVOIR CIRCLE
BALTIMORE, MD 21208-7301

410-559-9000
FAX: 410-559-9009
NORTHERN VA, DC & MD SUBURBS
800-999-8286

WWW.WEINSTOCKLEGAL.COM

February 2, 2006

Baltimore County Department of
Permits and Development Management
Code Inspections and Enforcements
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Stanley F. Stockwell
Citation No.: 05-10349
Property No.: 0921450000

Dear Sir/Madam:

Please enter my appearance as counsel for Stanley Stockwell with regard the above-referenced matter. This correspondence will confirm our intent to contest the citation and proposed civil penalty on March 8, 2006.

Please forward all documentation/tangible evidence that you will be presenting at this hearing to me within a reasonable period of time.

I thank you in advance for your anticipated cooperation in this matter. If you have any questions, please do not hesitate to contact me.

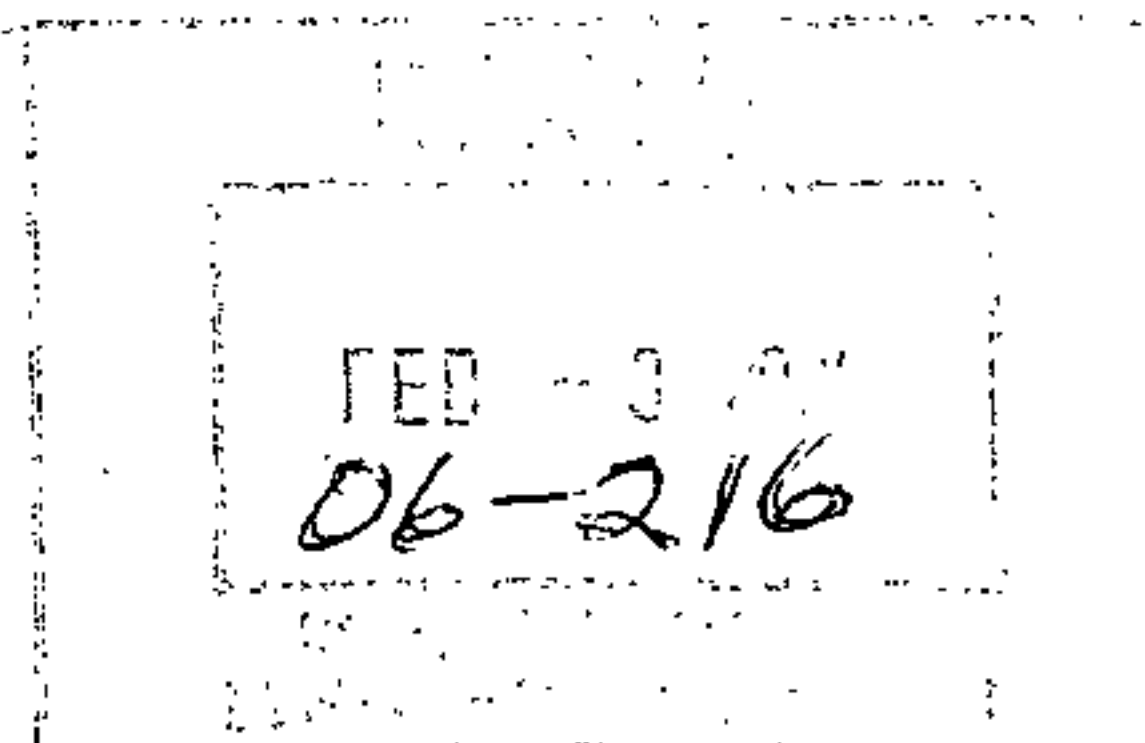
Very truly yours,

WEINSTOCK, FRIEDMAN
& FRIEDMAN, P.A.

Craig A. Schoenfeld

(410) 938-9679
60 DAY

CAS/lf



UPDATE/MESSAGE FORM

Date: 10/16/06

Time: 9:30 a.m. p.m.

Inspector: A. GRIPPA

Case No.: 05-10349

Address: 411 TEFFERSO RD

Comments: THIS PROPERTY IS IN WORST CONDITION
THAN BEFORE FRONT PART OF THE HOUSE HAS COLLAPSED
THEY CAN SEE THE BATHROOM & OTHER PART OF THE HOUSE
THIS PROPERTY NEED TO BE RAZED ASAP.
CAMERA IS NOT WORKING

UPDATE/MESSAGE FORM

Date: 2/28/07

Time: _____

Inspector: A. GRIFFIN

Case No: _____

Address: _____

OT

Comments: WHAT ARE WE ~~DO~~ DOING
~~US~~ WITH PROPERTY

LG



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

State Highway
Administration

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

Maryland Department of Transportation

Date: August 13, 2007

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

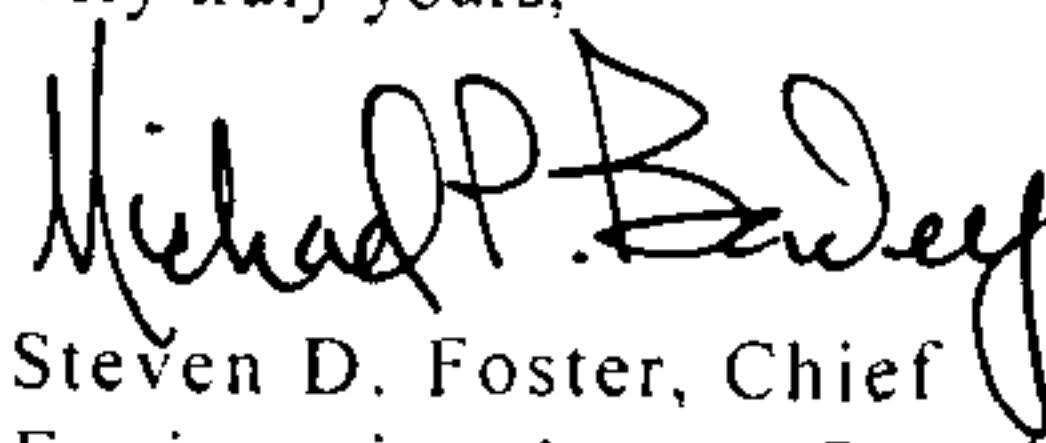
RE: Baltimore County
Item No. 8-67-SPH
411 JEFFERSON AVENUE
STOCKWELL PROPERTY
ADMINISTRATIVE SPECIAL
HEARING

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. 8-67-SPH.

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



Baltimore County
Fire Department

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

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

August 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 14, 2007

Item Number: Item Number ⁽⁶⁷⁾49 and 052 through 075

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

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 15, 2007

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 20, 2007
Item Nos. 052, 054, 056, 057, 058, 061,
062, 063, 065, 066, 067, 068, 071, 072,
073, 074, and 075

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-08152007.doc

Ts:JC 8/3/07
Take in for Tru
Thats Carl

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: July 31, 2007
TO: Carl Richards
Supervisor
FROM: James Thompson
Supervisor
RE: Administrative Special Hearing
411 Jefferson Avenue
Petitioner – Permits & Development Management

If possible steps should be taken to expedite this Petition for Administrative Special Hearing. Code Enforcement received a complaint in December 2005.

A Final Order was written in Case No. 05-10349 (enclosed). Code Enforcement has given the property owner Stanley F. Stockwell more than ample time to bring this property into compliance since Hearing Officer Raymond S. Wisnom's decision of March 8, 2006. The property caught fire in May 2007, and has been posted by Code Enforcement as unsafe.

If additional questions remain, please see me.

JHT/lmh

c: Inspector Alphonso Griffin
Inspector Kimberly Wood

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2007

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

SUBJECT: 411 Jeffreson Avenue

INFORMATION:

Item Number: 8-067

Petitioner: Stanley F. Stackwell

Zoning: DR 10.5

Requested Action: Administrative Special Hearing

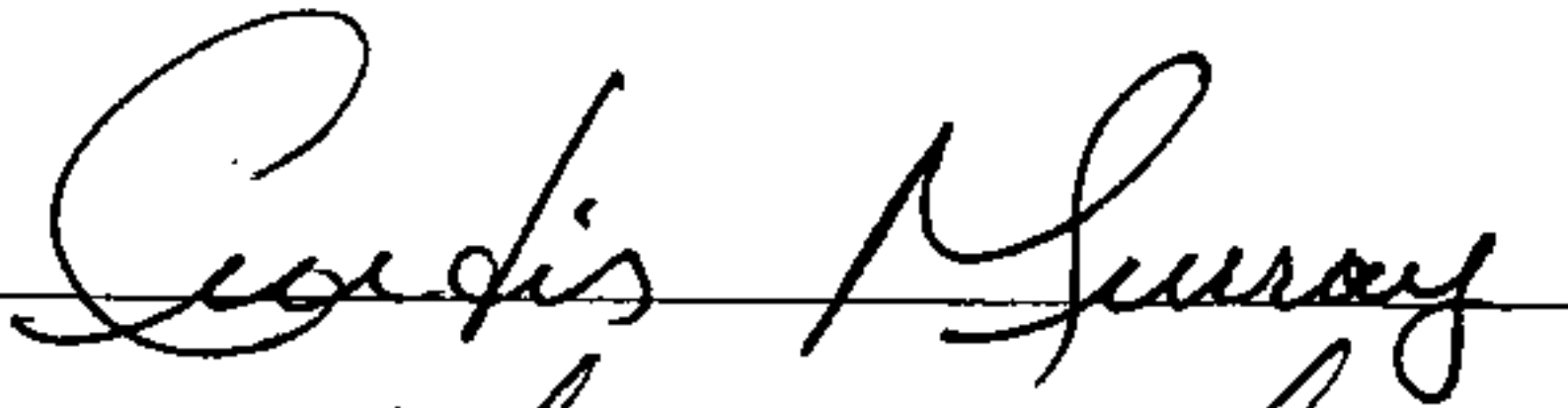
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and site plan and does not oppose the petitioner's request. The above referenced property is #BA1002 on the Maryland Inventory of Historic Properties. The demolition of the property was approved by the Landmarks Preservation Commission at the meeting on January 11, 2007.

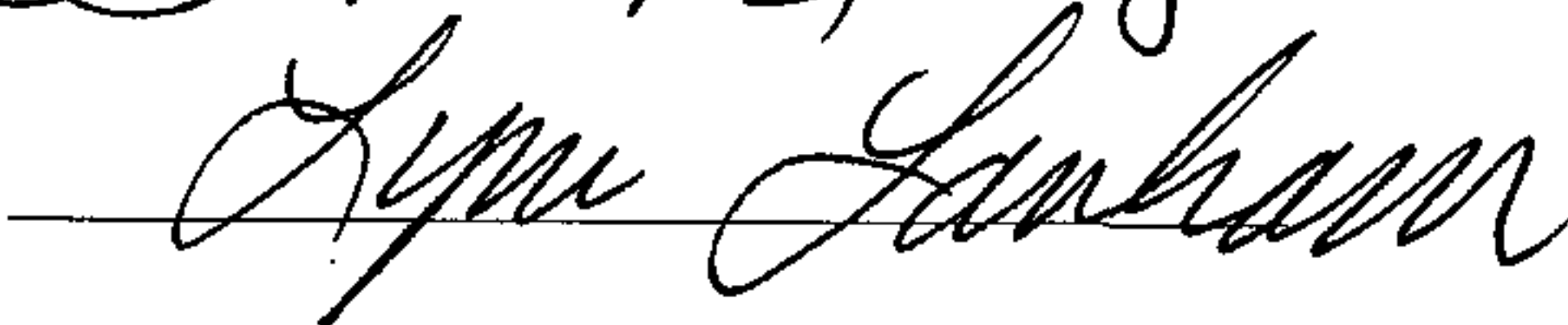
The petitioner should be aware that this property is within the East Towson DRP area. Any new development for this site will need to go before the review of the Design Review Panel for approval.

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

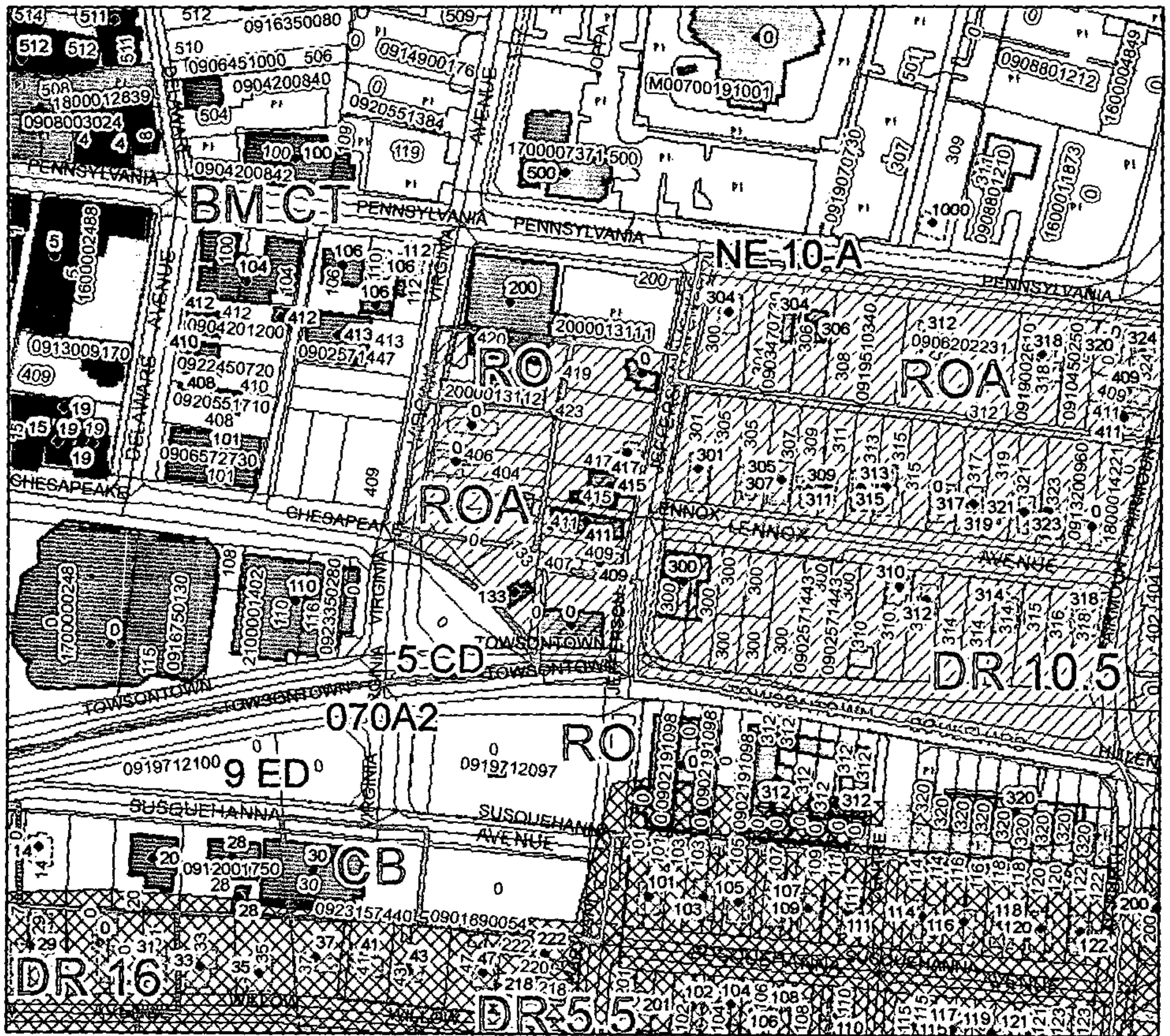
Reviewed by:



Division Chief:
AFK/LL: CM



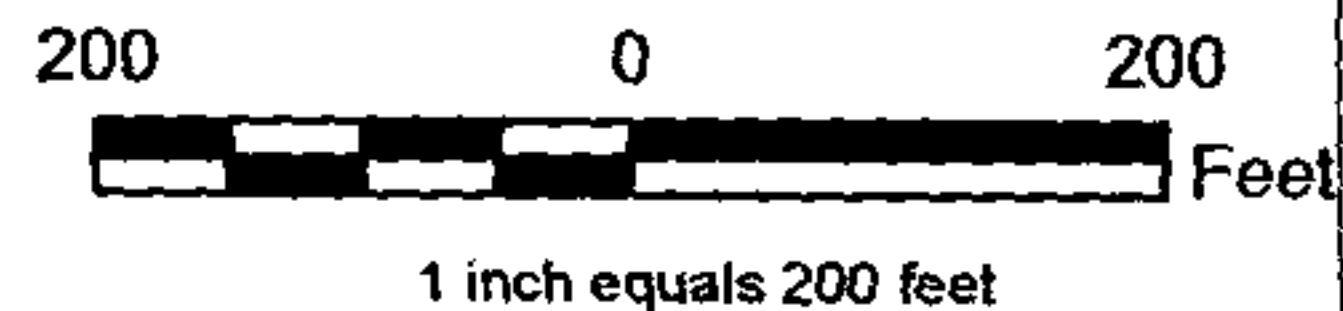
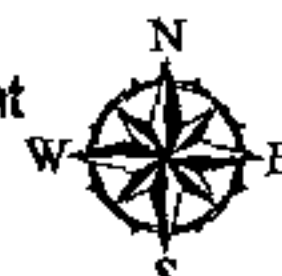
411 JEFFERSON AVE



DQ Map Notes



Publication Date: July 27, 2007
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



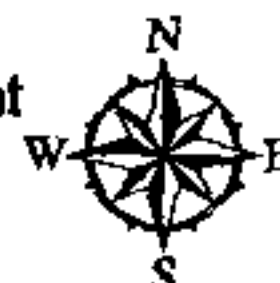
411 JEFFERSON AVE



DQ Map Notes



Publication Date: July 27, 2007
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
 Feet
 1 inch equals 50 feet

Click here for a plain text ADA compliant screen.



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

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

Account Identifier: District - 09 Account Number - 0921450000

Owner Information

Owner Name:	STOCKWELL STANLEY F	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	1744 ABERDEEN RD BALTIMORE MD 21234-5117	Deed Reference:	1) / 8970/ 447 2)

Location & Structure Information

Premises Address
411 JEFFERSON AVE

Legal Description
WS JEFFERSON AV
150 N CHESAPEAKE AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
70A	12	449						2	Plat Ref:

Special Tax Areas	Town	Ad Valorem	Tax Class
Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		6,500.00 SF	04
Stories	Basement	Type	Exterior

Value Information

	Base	Value	Phase-in Assessments	
	Value	As Of	As Of	As Of
		01/01/2005	07/01/2006	07/01/2007
Land:	39,000	58,500		
Improvements:	1,230	1,000		
Total:	40,230	59,500	53,076	59,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: PROGRESS LODGE 3 9 F & A M INC	Date: 11/13/1991	Price: \$39,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8970/ 447	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



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

[illegible]

Property maps provided courtesy of the Maryland Department of Planning ©2006.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

LIBER 8970 PAGE 447

DEED - FEE SIMPLE - CORPORATE GRANTOR - LONG FORM

RETURN TO: JOSEPH M. GUIDA,
Attorney-at-Law
15 S. Parke Street
Suite 200
Aberdeen, MD 21001

This Deed, MADE THIS 18th day of October

In the year one thousand nine hundred and Ninety-one (91) by and between

PROGRESS LODGE NO. 39, F & A. M., INC., a corporation
of the State of Maryland, (Grantor)

of Towson, Maryland

party of the first part, and

STANLEY F. STOCKWELL, (Grantee), party

of the second part.

WITNESSETH, That in consideration of the sum of

THIRTY-NINE THOUSAND DOLLARS (\$39,000.00)

the said

PROGRESS LODGE NO. 39, F & A. M., INC.

A RC/F 12.00
A T TX 195.00
A DOCS 195.00
AC IMP 5.00
DEED 0 #
SM CLERK 407.00
#99919 C003 R01 T11:47
11/13/91

do es grant and convey to the said

STANLEY F. STOCKWELL, Individually, his

personal representatives/successors and assigns

, in fee simple, all

that lot of ground situate in 9th Election District, Baltimore County,

and described as follows, that is to say:

BEGINNING for the same on the west side of Jefferson Avenue at the distance of fifty feet (50') from the beginning of the first line of the parcel of land which by Deed dated May 29, 1872, and recorded in the Land Records of Baltimore County in Liber E.H.A. No. 76, Folio 23 was granted and conveyed by David M. McFarland, et al, Executors, to Henry L. Bowen, running thence southerly on said line fifty-one feet (51'), more or less, to the end thereof, thence with the second line of said Deed one hundred twenty-one feet (121'), more or less, to the end thereof and to intersect the parcel of land now or formerly in possession of Lewis Vogle, thence northerly with the third line (3rd) of said Deed fifty-one feet (51'), more or less, to the parcel of land now or formerly belonging to Michael Brier, thence easterly along the said land of Michael Brier one hundred twenty-one feet (121'), more or less, to the place of beginning, the improvements thereon being known as 411 Jefferson Avenue, Towson, Maryland 21204.

BEING the same and all that lot or parcel of ground conveyed by Deed, October 19, 1979, from The United Sons of Towsontown Lodge No. 1773 of the Grand United Order of Odd Fellows, a corporation of the State of Maryland, to Progress Lodge No. 39, F. & A. M., Inc., a corporation of the State of Maryland as recorded in the Land Records of Baltimore County in Liber 6091 Page 735 on October 22, 1979.

AGRICULTURAL TRANSFER
NOT APPLICABLE

SIGNATURE JR DATE 11-13-91

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

JR 11-13-91

01A91N00537LTRY
BA C011:21A111-13-91

\$624.00

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

To HAVE AND To HOLD the said described lot of ground and premises to the said

STANLEY F. STOCKWELL, Individually, his

personal representatives/successors

and assigns, in fee simple.

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

WITNESS the name and corporate seal of said body corporate and the signature of

SAMUEL DANIELS the GRAND MASTER thereof.

Attest:

Alice G. Pinderhughes
ALICE G. PINDERHUGHES

Samuel Daniels
SAMUEL DANIELS, GRAND MASTER

STATE OF MARYLAND,
COUNTY OF , to wit:

I HEREBY CERTIFY, That on this day of OCTOBER, 19 91, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared SAMUEL DANIELS, GRAND MASTER of PROGRESS LODGE NO. 39, F. & A. M., INC., who acknowledged him self to be the GRAND MASTER of PROGRESS LODGE NO. 39, F. & A. M., INC. a corporation, and that he as such Grand Master, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by him self as such Grand Master.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Alice G. Pinderhughes
Notary Public

My Commission expires:

May 1, 1994

BEGINNING for the same on the west side of Jefferson Avenue at the distance of fifty feet (50') from the beginning of the first line of the parcel of land which by Deed dated May 29, 1872, and recorded in the Land Records of Baltimore County in Liber E.H.A. No. 76, Folio 23 was granted and conveyed by David M. McFarland, et al, Executors, to Henry L. Bowen, running thence southerly on said line fifty-one feet (51'), more or less, to the end thereof, thence with the second line of said Deed one hundred twenty-one feet (121'), more or less, to the end thereof and to intersect the parcel of land now or formerly in possession of Lewis Vogle, thence northerly with the third line (3rd) of said Deed fifty-one feet (51'), more or less, to the parcel of land now or formerly belonging to Michael Brier, thence easterly along the said land of Michael Brier one hundred twenty-one feet (121'), more or less, to the place of beginning, the improvements thereon being known as 411 Jefferson Avenue, Towson, Maryland 21204.

BEING the same and all that lot or parcel of ground conveyed by Deed, October 19, 1979, from The United Sons of Townsontown Lodge No. 1773 of the Grand United Order of Odd Fellows, a corporation of the State of Maryland, to Progress Lodge No. 39, P. & A. M., Inc., a corporation of the State of Maryland as recorded in the Land Records of Baltimore County in Liber 6091 Page 735 on October 22, 1979.

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 05-10349

411 Jefferson Avenue

ZONING CASE: 08-67-SPH
411 JEFFERSON AVE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: September 7, 2007

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

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 067
Legal Owner/Petitioner: Stanley F. Stockwell
Contract Purchaser: Timothy M. Kotroco, Director,
Permits and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204
Property Address: 411 Jefferson Avenue
Location Description: West side of Jefferson Avenue, 150 feet +/- north of Towsontown
Boulevard

VIOLATION INFORMATION: Case No.: 05-10349
Defendants: Stanley F. Stockwell

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

**P.J. Widerman
Community Conservation
M.S. CCN 1102M**

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

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Citation
Final Orders
Other: correspondences

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

RSW/
c: Alphonso Griffin

CODE ENFORCEMENT REPORT

DATE: 12/8/05 INTAKE BY: CHT CASE #: 5-10349 INSPEC: 9

COMPLAINT
LOCATION:

411 JEFFERSON AVENUE

ZIP CODE: 21286 DIST: 9th

COMPLAINANT
NAME:

Community Conservation

PHONE #: (H) — (W) X5887

ADDRESS:

ZIP CODE: —

PROBLEM:

VACANT Building - ROOF DISREPAIR

& NO RAIN SPOUTS

IS THIS A RENTAL UNIT?

YES — NO —

IF YES, IS THIS SECTION 8?

YES — NO —

OWNER/TENANT
INFORMATION:

Stanley F. Stockwell

1744 ABERDEEN RD BALTO. MD. 21234

TAX ACCOUNT #:

09-21-450000

ZONING: —

INSPECTION:

NOTE: PLEASE NOTIFY P.J.
WIDERMANN OF Community
CONSERVATION --- 5887

REINSPECTION:

REINSPECTION:

REINSPECTION:

CODE ENFORCEMENT REPORT

DATE: 5, 24, 7 INTAKE BY: _____ CASE #: 07-6844 INSPEC: _____

COMPLAINT
LOCATION: 411 Jefferson Ave

ZIP CODE: 21234 DIST: 9

COMPLAINANT
NAME: Fire Dept PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Vacant house needs to be razed or
rehabbed

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

2100

TAX ACCOUNT #: # 09-21-450000 ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 04/02/2007

STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:03:11

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 21 450000	09	2-0	04-00	N	YES		02/02/07

STOCKWELL STANLEY F

DESC-1.. IMPSWS JEFFERSON AV

DESC-2.. 150 N CHESAPEAKE AV

1744 ABERDEEN RD

PREMISE. 00411 JEFFERSON

AVE

00000-0000

BALTIMORE

MD 21234-5117 FORMER OWNER: PROGRESS LODGE 3 9 F & A M

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	39,000	58,500		FCV	ASSESS	ASSESS
IMPV:	1,230	1,000	TOTAL..	59,500	59,500	53,076
TOTL:	40,230	59,500	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 08/01 07/04

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

ASSESS: 59,500 11/11/04

ASSESS: 53,076

ASSESS: 0

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

Click here for a plain text ADA compliant screen.



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

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

Account Identifier: District - 09 Account Number - 0921450000

Owner Information

Owner Name: STOCKWELL STANLEY F
Mailing Address: 1744 ABERDEEN RD
BALTIMORE MD 21234-5117
Use: RESIDENTIAL
Principal Residence: NO
Deed Reference: 1) / 8970/ 447
2)

Location & Structure Information

Premises Address
411 JEFFERSON AVE

Legal Description
WS JEFFERSON AV
150 N CHESAPEAKE AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
70A	12	449						2	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built
0000

Enclosed Area

Property Land Area
6,500.00 SF

County Use
04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2005	As Of	As Of
			07/01/2006	07/01/2007
Land:	39,000	58,500		
Improvements:	1,230	1,000		
Total:	40,230	59,500	53,076	59,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: PROGRESS LODGE 3 9 F & A M INC	Date: 11/13/1991	Price: \$39,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8970/ 447	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



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

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

Account Identifier: District - 09 Account Number - 0921450000

Owner Information

Owner Name: STOCKWELL STANLEY F Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1744 ABERDEEN RD Deed Reference: 1) / 8970/ 447
BALTIMORE MD 21234-5117 2)

Location & Structure Information

Premises Address
411 JEFFERSON AVE

Legal Description
WS JEFFERSON AV
150 N CHESAPEAKE AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
70A	12	449						2	

Special Tax Areas
Town
Ad-Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		6,500.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	39,000	58,500		
Improvements:	1,230	1,000		
Total:	40,230	59,500	46,653	53,076
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
PROGRESS LODGE 3 9 F & A M INC	11/13/1991	\$39,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8970/ 447	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351
pdmentforce@co.ba.md.us

Name: STANLEY T. STOCKWELL

Date: 10/13/05

Address: HICKAPEE DEER RD. 2500

Case No.: 05-10349

City-Zip: 91234

Tax #: 0921450000

Location of Violation: 411 TEPERSON AVE 21206

Dear Property Owner / Occupant:

Please make the following corrections:

() Cut, trim, and remove all overgrown grass and weeds to a height of three inches or less. BCC 13-7-112, 115, 401, 402, 403

(☒) Clean premises of all trash, junk, and debris. BCC 13-4-104, 13-7-112, 115, 123, 310, 312. BCZR 101, 102.1, 408

() Keep premises free of all animal manure. BCC 12-3-106.

Rental BCC 13-7, 112, 115, 123, 310.

Owner Occupied BCC 35-5-302

(☒) Other: BCC 35-5-404 (IX)(ii) REPAIR &/OR REPLACE ROOF TO SOUND & SECURE

STRUCTURE REPAIR &/OR REPLACE ALL GUTTERS & DOWNPOUTS.

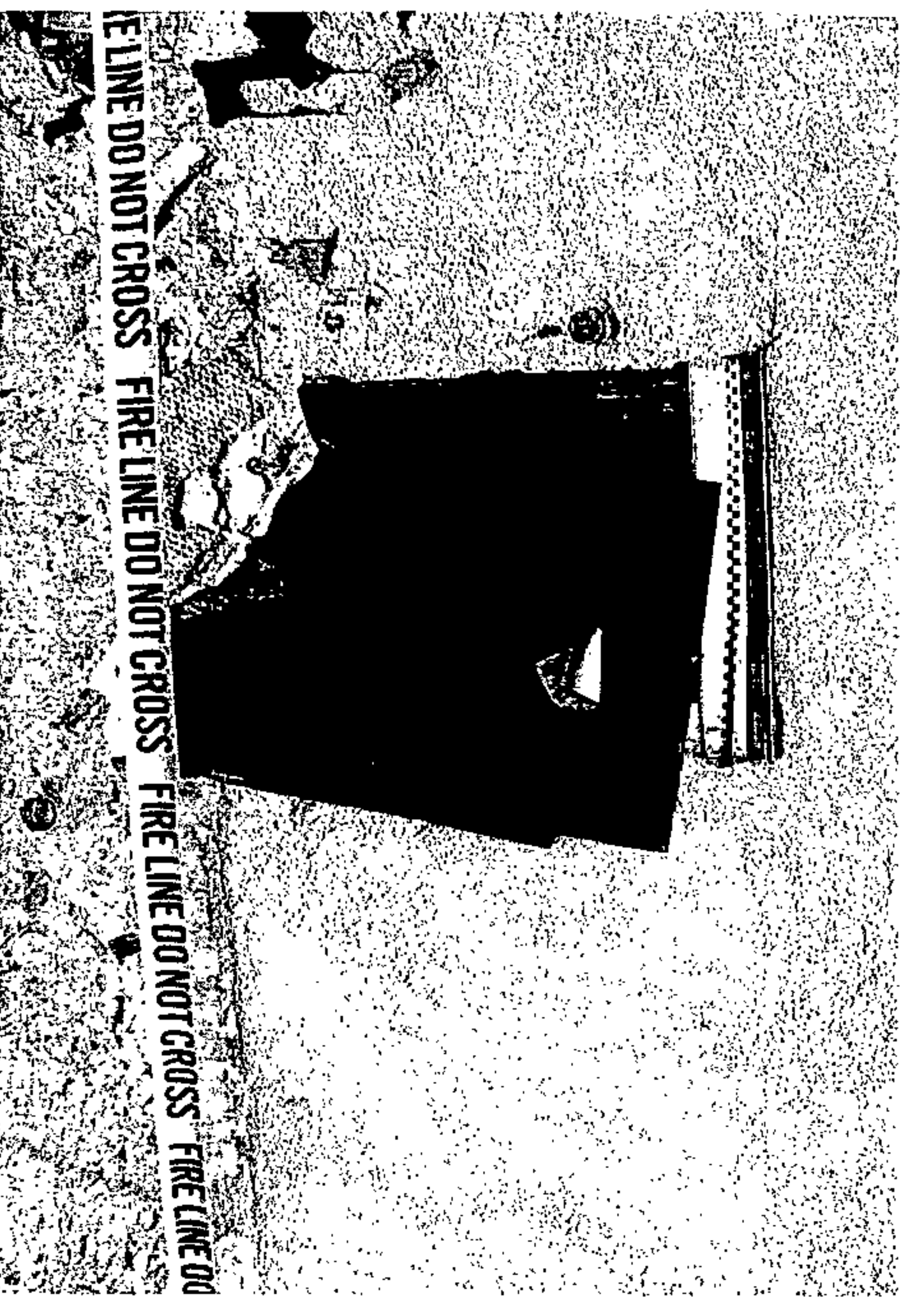
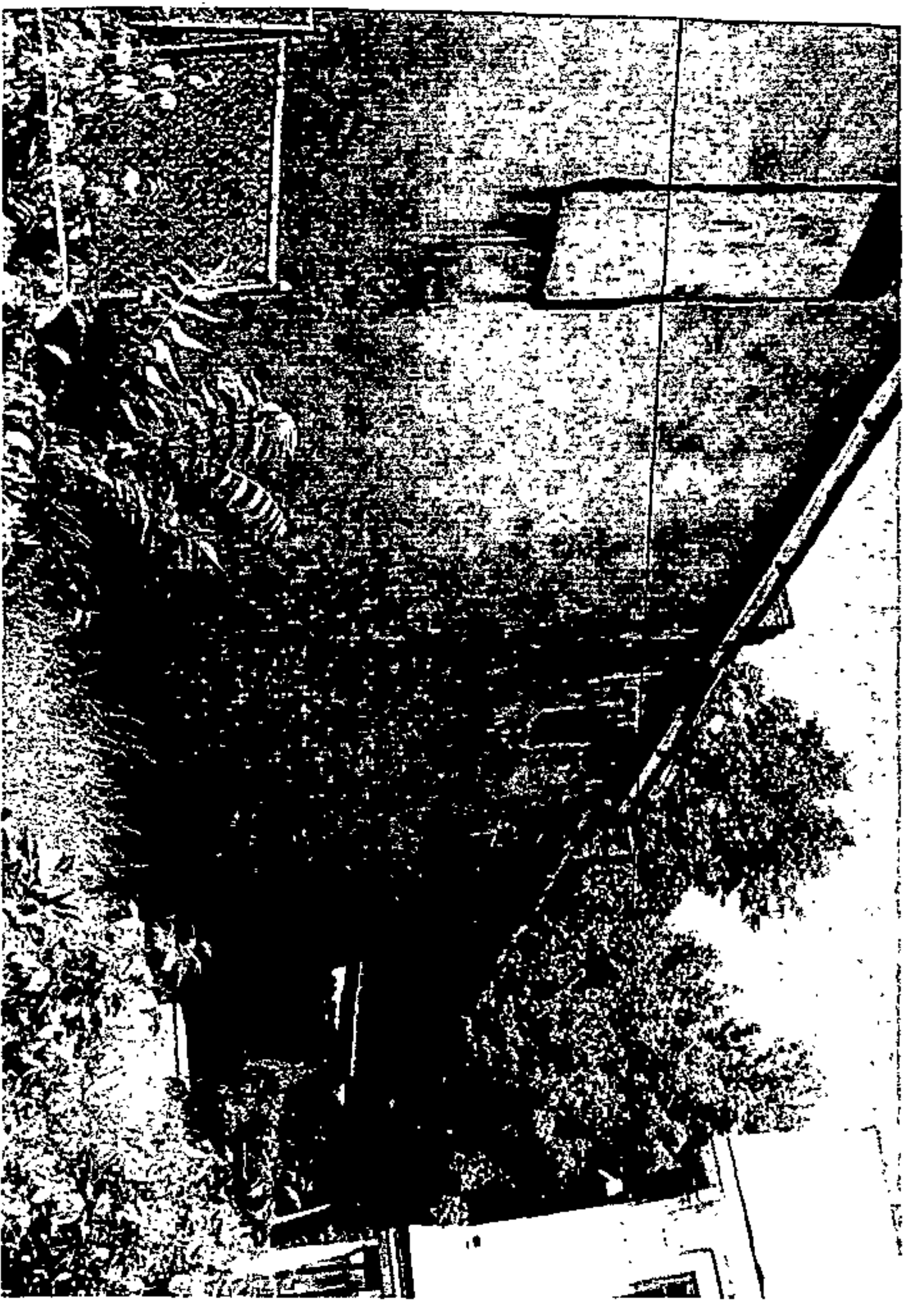
The above-alleged violations must be corrected by 1/14/06.

Failure to resolve these issues will result in the issuance of a citation imposing monetary fines. Further, Baltimore County has the right to perform the necessary work and place the cost as a lien on your property tax bill for that current period. If additional questions remain, please contact me at 410-887-3351.

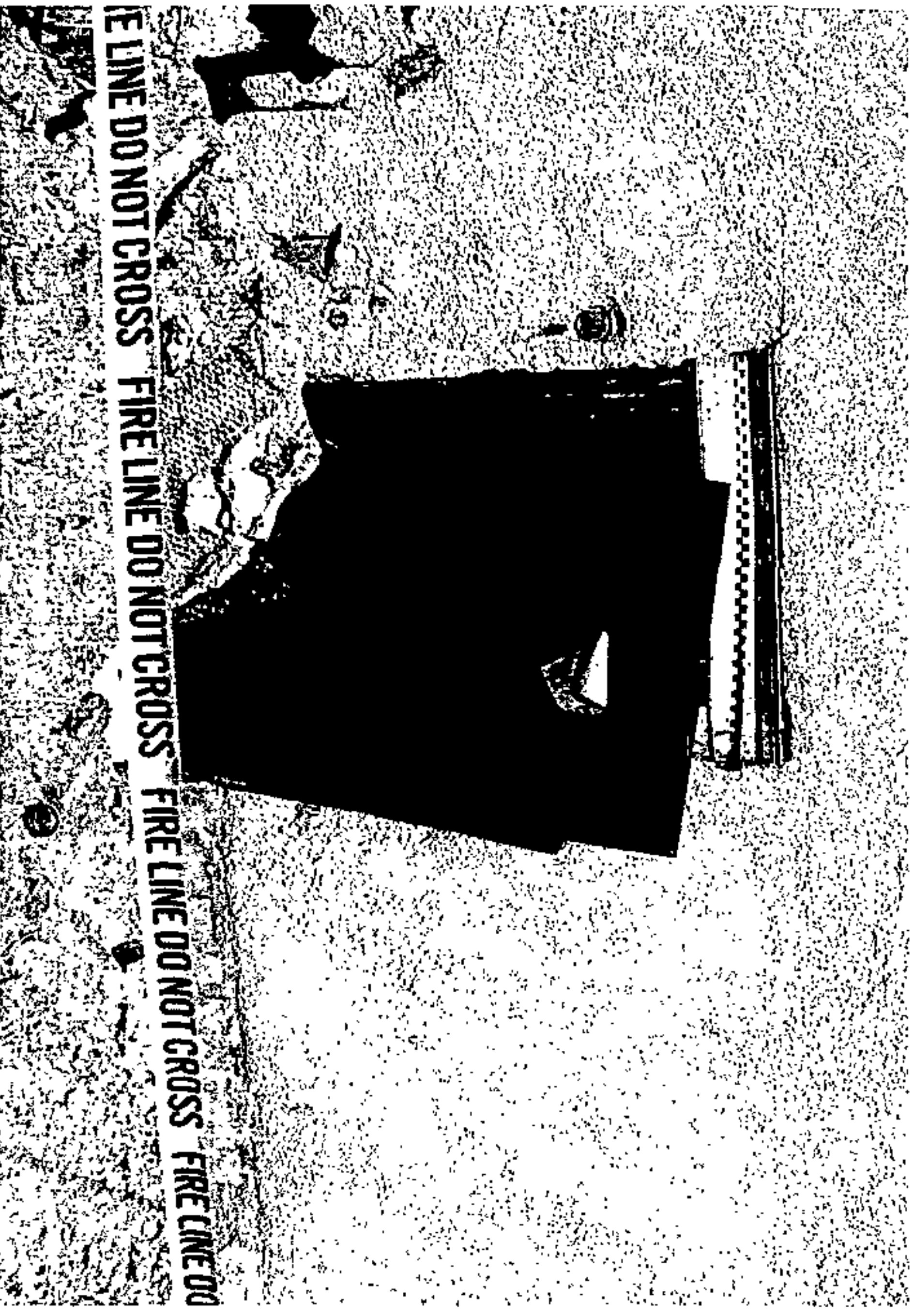
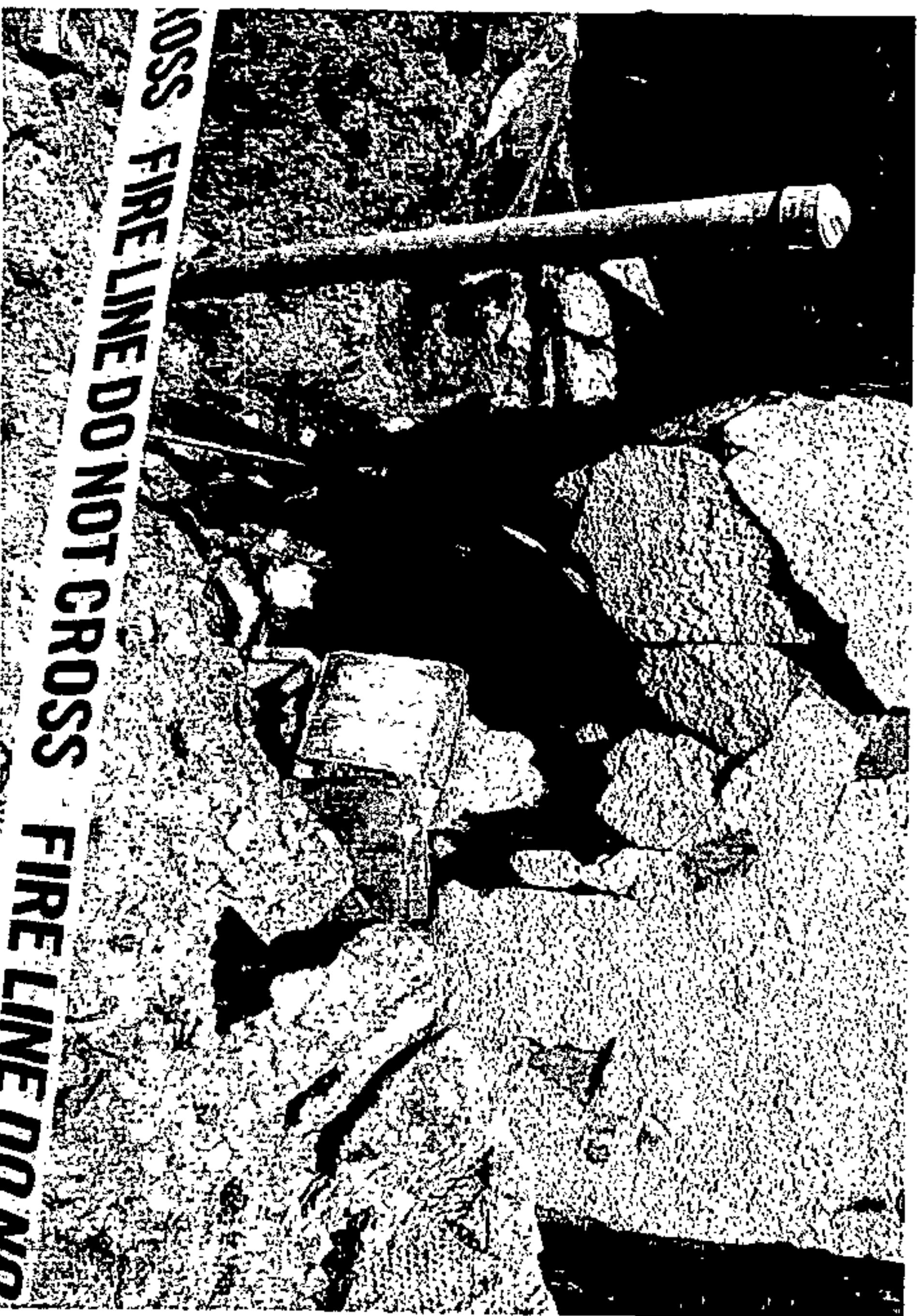
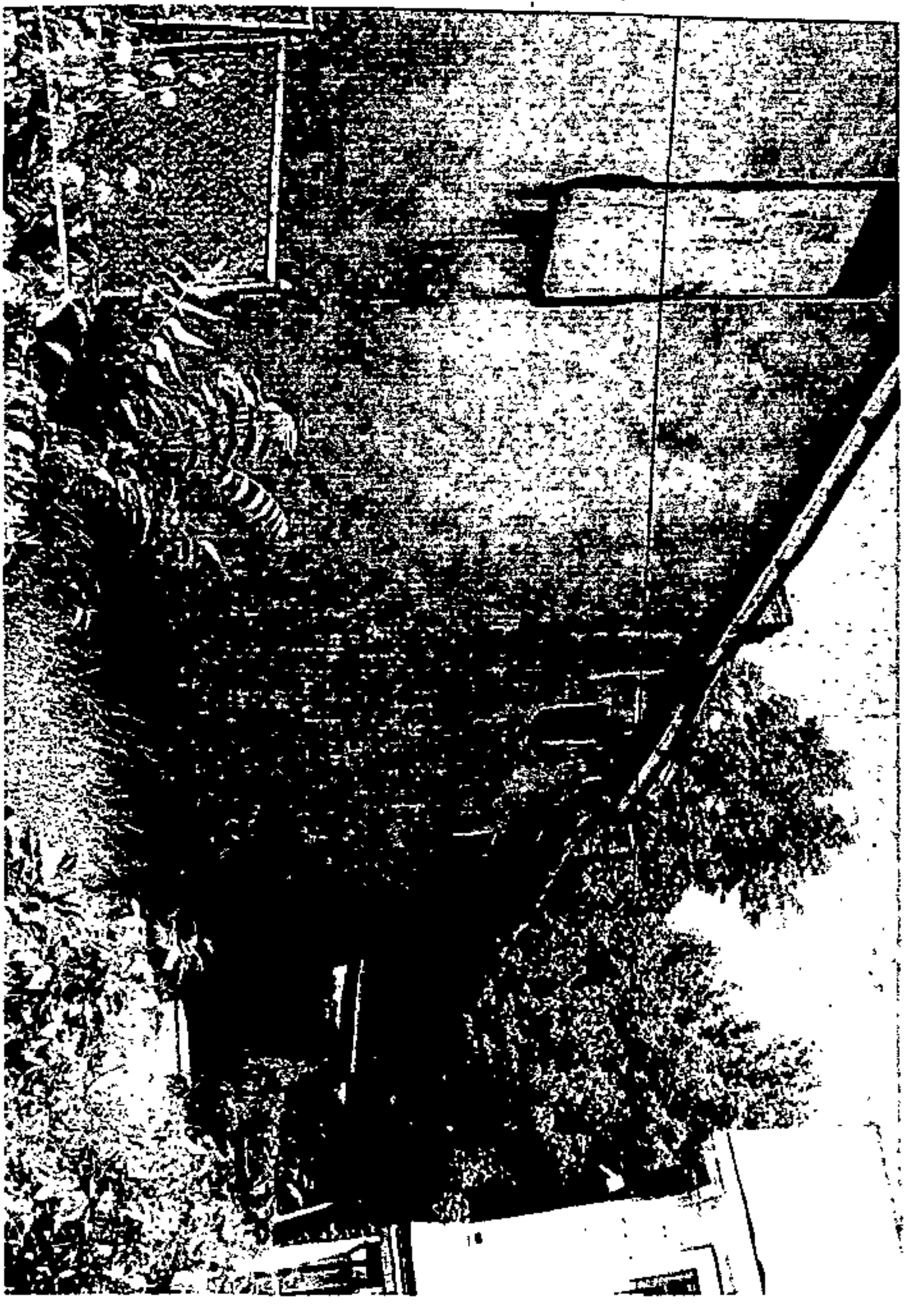
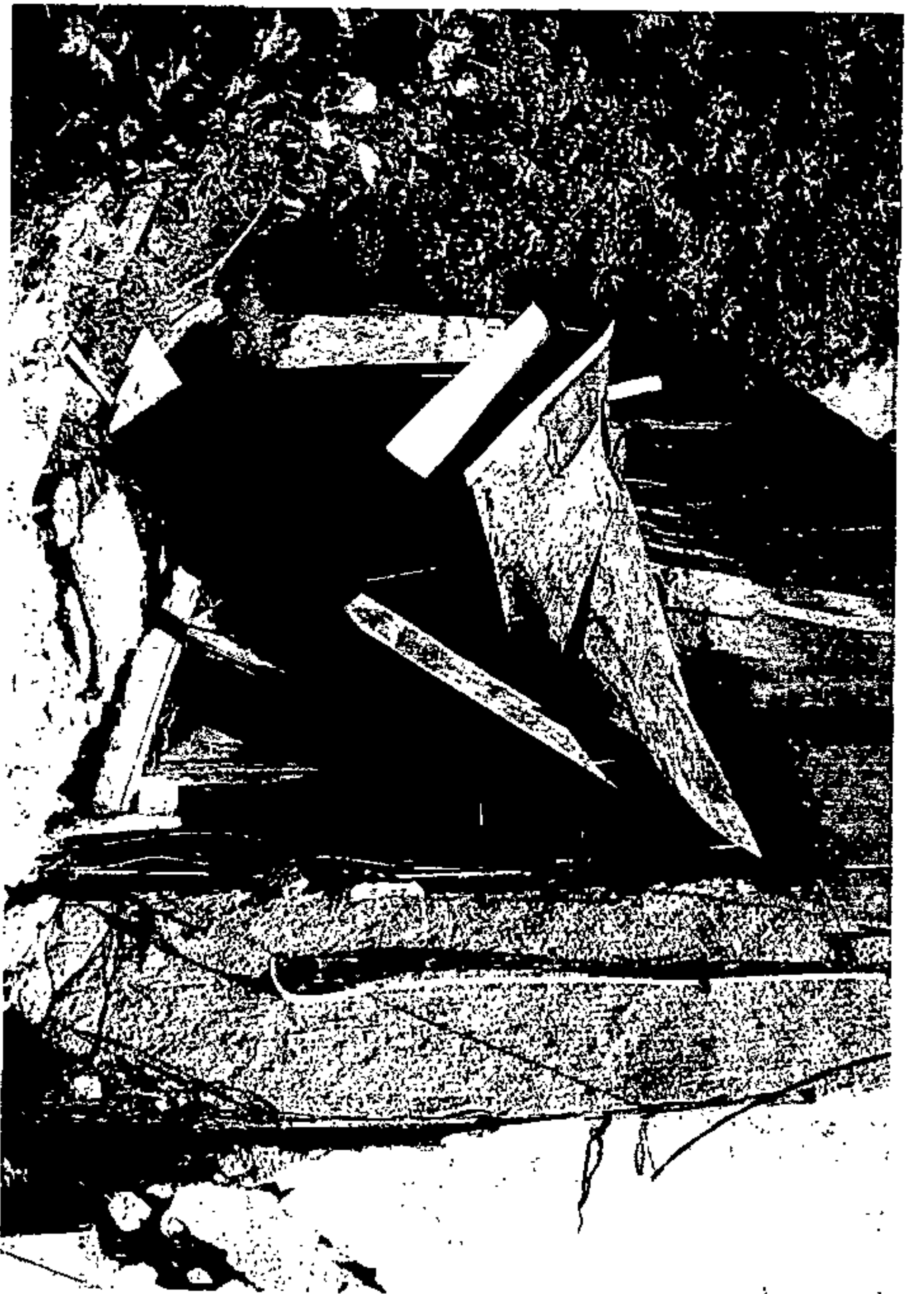
Sincerely,

A. GRIFFIN

Code Inspections and
Enforcement Officer

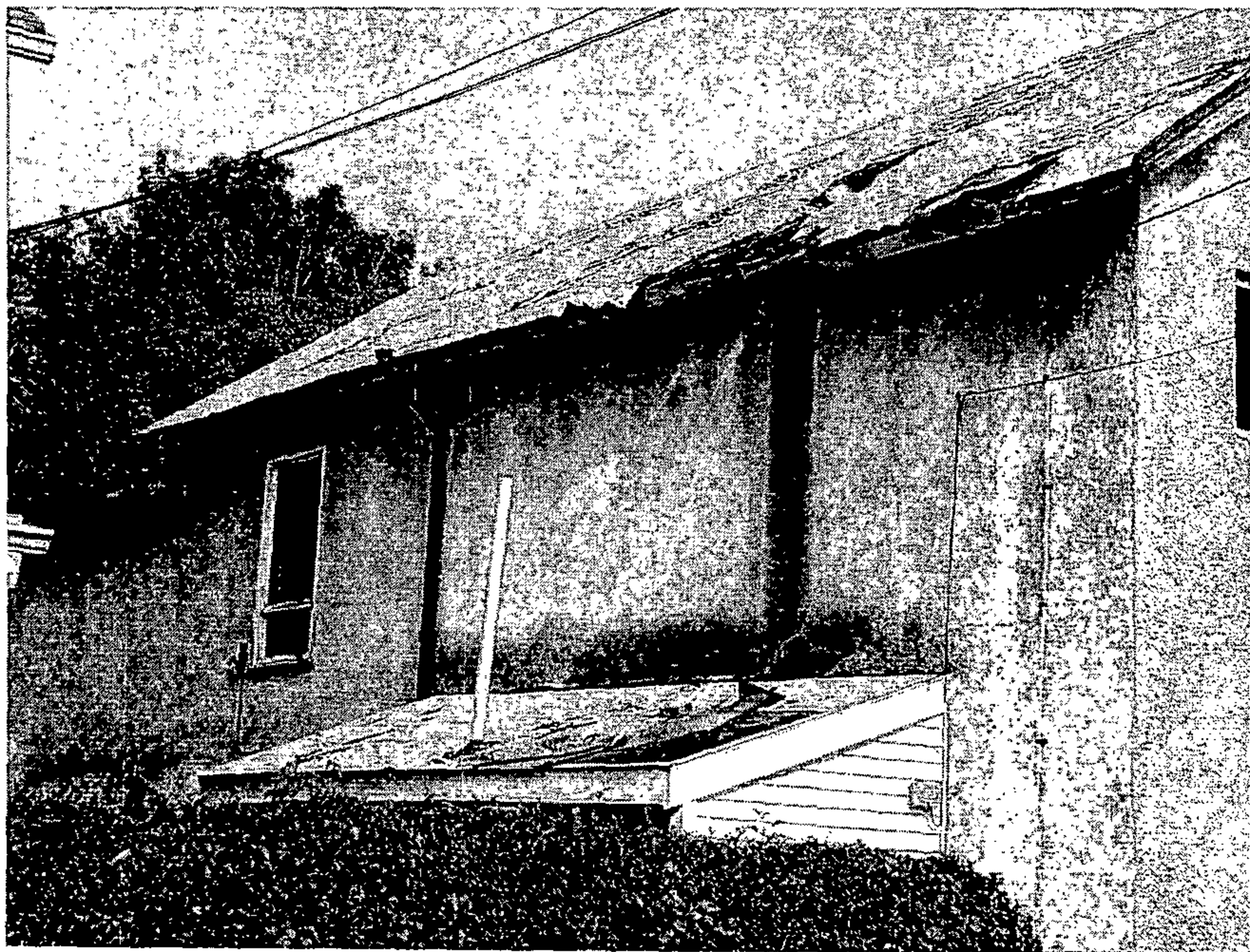


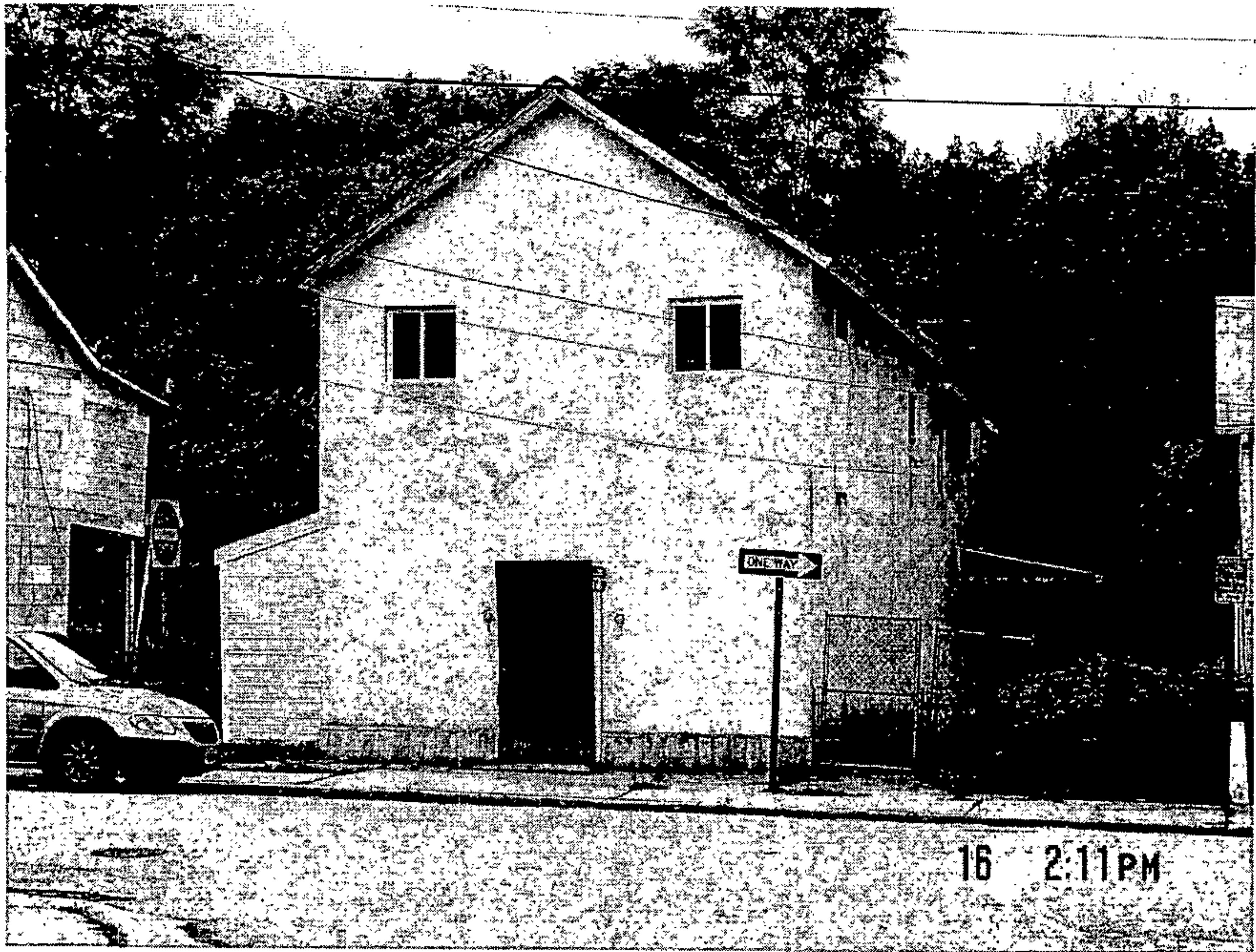
411 Jefferson Ave.

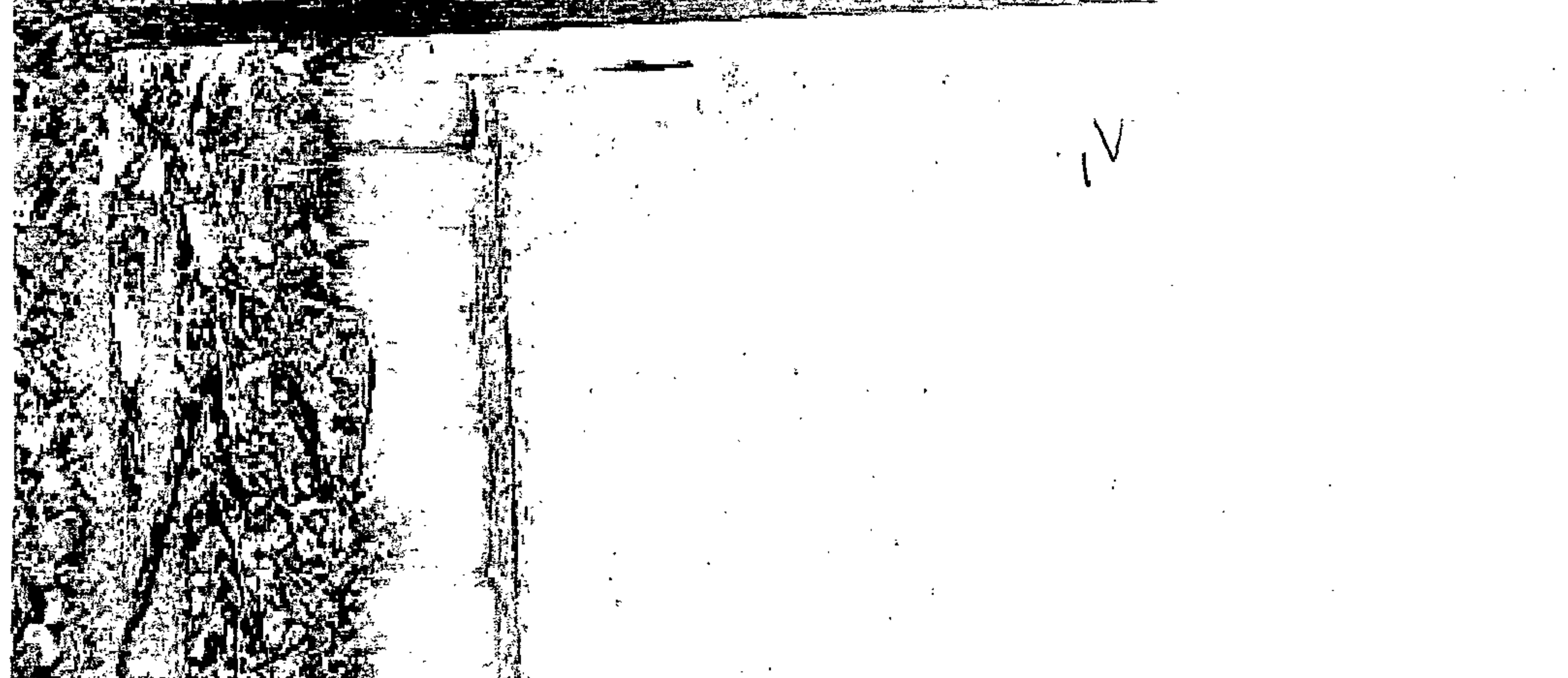
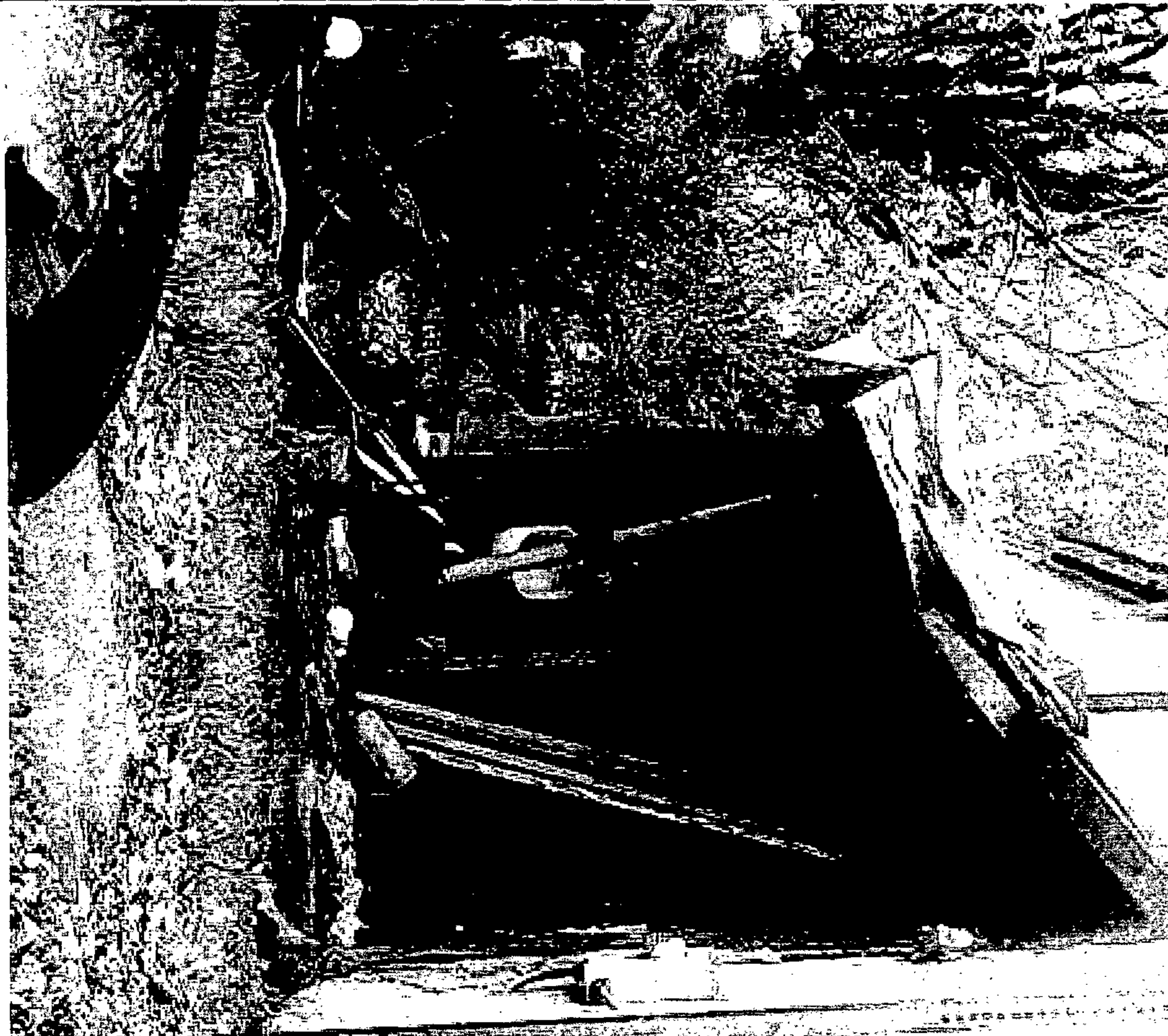


411 Jefferson Ave.



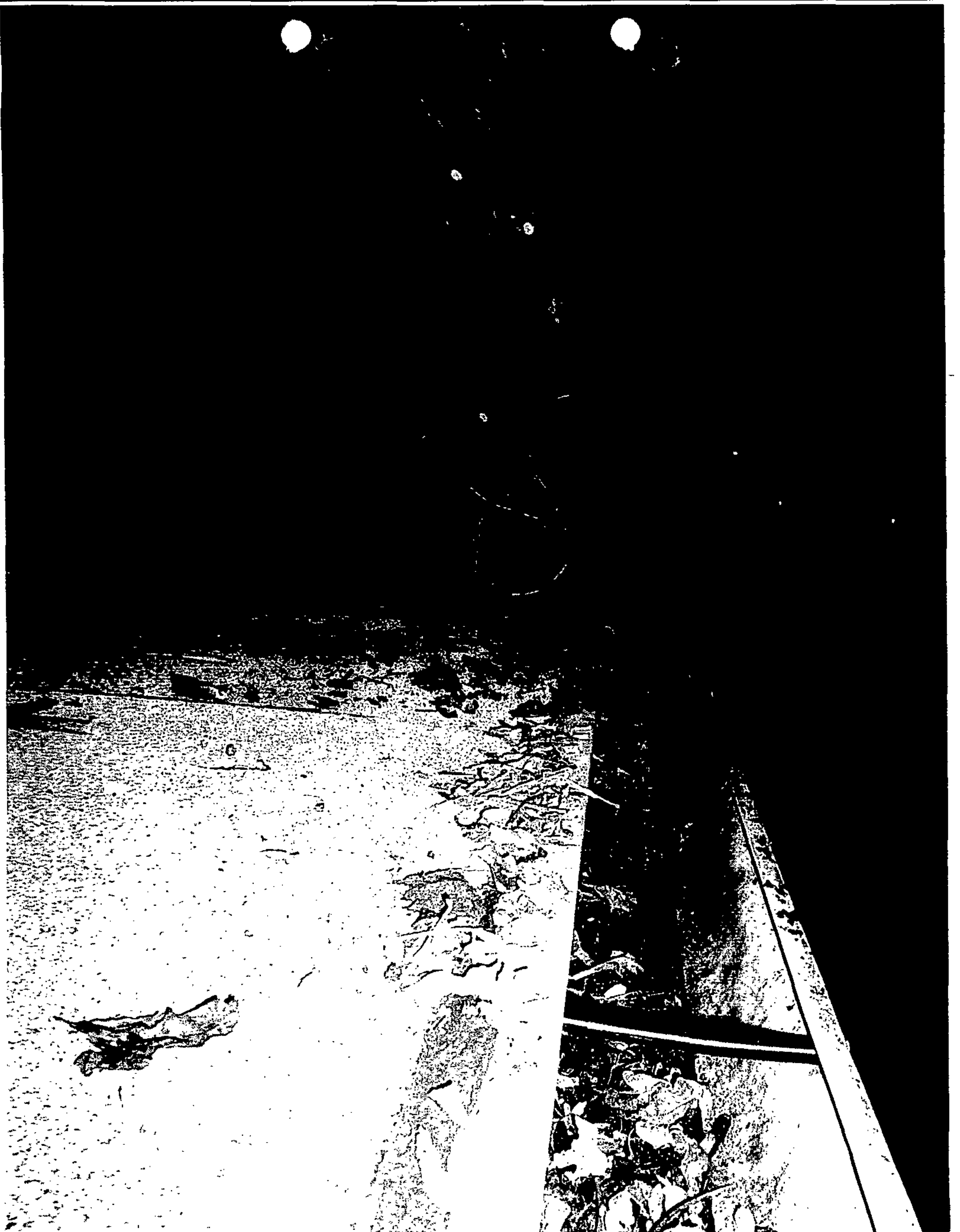








FOR
SALE





Baltimore County
Department of Permits and
Development Management

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

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

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

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

Citation/Case No. 05-10349	Property No. 0921450000	Zoning: DR
--------------------------------------	-----------------------------------	----------------------

Name(s): **STANLEY F. STOCKWELL**

Address: **1744 ABERDEEN RD 21234**

Violation Location: **12/13/05 ——— 1/19/06**

Violation Dates:

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

BCc: 35-2-404(1)(vi) BCc: 314.1;
BCc: 13-7-112; 115, 310, 312
FAILURE TO REPAIR DEFECTIVE ROOF & GUTTERS &
DOWNSPOUTS
FAILURE TO REMOVE ALL JUNK, TRASH, DEBRIS

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

\$ **7600.00**

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

Date: **3/8/06**

Time: **9:00 AM**

Citation must be served by:

Date: **2/3/06**

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

Print Name: **ALPHONSO GRIPPA**

Date: **1/19/06** Inspector's Signature: **Alphonso Grifpa**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: Citation/Case No.: **05-10349 ACJ**

Address:

Date Defendant's Signature

AGENCY



Baltimore County
Department of Permits and
Development Management

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

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

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

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

Citation/Case No. 05-10349	Property No. 0921450000	Zoning: DR
-------------------------------	----------------------------	---------------

Name(s): STANLEY F. STOCKWELL

Address: 1744 BERDEEN RD 21034

Violation Location: 411 TILFORD AVE 21206

Violation Dates: 10/13/05 — 1/19/06

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

BCC: 35-2-404 (i)(vi); BcPc 314.11

BCC: 13-7-112; 115, 310; 312

FAILURE TO REPAIR DEFECTIVE ROOF & GUTTERS &
DRAINAGE

FAILURE TO REMOVE ALL TRUNK TRASH DEBRIS

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

\$ 7600.00

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

Date: 3/8/06

Time: 9:00 AM

Citation must be served by:

Date: 2/8/06

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

Print Name: ALPHONSE GRIFFIN

Date: 1/19/06 Inspector's Signature: ALPHONSE GRIFFIN

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: Citation/Case No.: 05-1034918

Address:

Date: Defendant's Signature

AGENCY



Baltimore County
Department of Permits and
Development Management

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

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

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

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

Citation/Case No. 05-10309	Property No. 0921450000	Zoning: DR
--------------------------------------	-----------------------------------	----------------------

Name(s): **STANLEY F. STOCKWELL**

Address: **1744 ABERDEEN RD 21434**

Violation Location: **411 JEFFERSON AVE 21086**

Violation Date: **1/19/06 - 11/22/06**

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

B.C.C. 35-2-404 (IX); 13-7-112, 115, 310, 312;

B.C.B.C. 3114.1.

**FAILURE TO REPAIR ALL ~~STRUCTURE~~ DEFECTIVE
STRUCTURE**

**SHOW CAUSE HEARING FOR RAZING OF THE
STRUCTURE**

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

\$ **2500.00**

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

Date: **12/6/06**

Time: **9:00AM**

Citation must be served by:

Date: **[Signature]**

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

Print Name: **ALPHONSO GRIFFIN**

Date: **11/27/06** Inspector's Signature: **[Signature]**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: **05-10349AG**

Address: _____

Date: _____ Defendant's Signature: _____

AGENCY

ATTN: Jason Selon
Ref 449995 2 PAGES

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

In the Matter of

Civil Citation No. 0510349

Stanley F. Stockwell
1744 Aberdeen Road
Baltimore, Maryland, 21234

411 Jefferson Avenue

Respondent

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

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on December 6, 2006 for a hearing on a citation for violations under the Baltimore County Code sections 35-2-404 (i) (vi); 13-7-112, 115, 310, 312; Baltimore County Building Code, Council Bill 1-05; failure to repair vacant and unsafe structure known as 411 Jefferson Avenue, 21086.

On November 22, 2006 pursuant to §3-6-205, Baltimore County Code, Code Enforcement issued a citation. The citation was legally served on the Respondent.

The citation proposed a civil penalty of \$2,500.00 (two thousand five hundred dollars). A code enforcement hearing date was scheduled for December 6, 2006.

Mr. Stockwell, Respondent appeared for the hearing and testified.

Alfonso Griffin, presented the case for Code Enforcement.

Testimony and evidence shows a continuance was granted in a previous Hearing to allow the respondent and a prospective contract purchaser to reach an agreement. At that time it was acknowledged by all parties that the structure was beyond repair and would require razing. The pending transfer of the property failed to materialize. The structure continues to deteriorate and is determined to be an unsafe structure. The owner is subject to the civil penalties assessed under both citations, namely the citation issued January 19, 2006 wherein a civil penalty was assessed in the amount of \$7,600.00 and the instant citation and assessed civil penalty in the amount of \$2,500.00.

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

In the Matter of

Civil Citation No.05-10349

Stanley F. Stockwell
1744 Aberdeen Road
Baltimore MD 21234

411 Jefferson Avenue

Respondent

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

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on March 8, 2006, for a hearing on a citation for violations under the Baltimore County Code § 35-2-404 (i)(vi), 13-7-112, 115, 310, 312; International Building Code § 3114.1, for failure to repair defective roof, gutters and downspouts, failure to remove junk, trash and debris on property known as 411 Jefferson Avenue, 21286

On January 19, 2006, pursuant to §3-6-205, Baltimore County Code, a code enforcement citation was issued by Alphonso Griffin, Code Enforcement Officer. The citation was legally served on the Respondent.

The citation proposed a civil penalty of \$7,600.00 (seven thousand six hundred dollars). A code enforcement hearing date was scheduled for March 8, 2006.

Stanley F. Stockwell, Respondent appeared for the hearing and testified.

Craig A. Schoenfeld, Esquire represented Mr. Stockwell.

Testimony and evidence shows that the defective gutters have been addressed. The yard debris has been removed. The roof system is beyond repair according to the owner. The structure has major termite damage and is structurally unsound. Mr. Stockwell has an agreement with a nearby church willing to buy the property, raze the structure and use the land for additional parking for the church. Mr. Stockwell stated that approximately 120 days are needed to finalize the sale and the transfer of the property.

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

In the Matter of

Civil Citation No. 0510349

Stanley F. Stockwell
1744 Aberdeen Road
Baltimore, Maryland, 21234

411 Jefferson Avenue

Respondent

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

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on December 6, 2006 for a hearing on a citation for violations under the Baltimore County Code sections 35-2-404 (i) (vi); 13-7-112, 115, 310, 312; Baltimore County Building Code, Council Bill 1-05; failure to repair vacant and unsafe structure known as 411 Jefferson Avenue, 21086.

On November 22, 2006 pursuant to §3-6-205, Baltimore County Code, Code Enforcement issued a citation. The citation was legally served on the Respondent.

The citation proposed a civil penalty of \$2,500.00 (two thousand five hundred dollars). A code enforcement hearing date was scheduled for December 6, 2006.

Mr. Stockwell, Respondent appeared for the hearing and testified.

Alfonso Griffin, presented the case for Code Enforcement.

Testimony and evidence shows a continuance was granted in a previous Hearing to allow the respondent and a prospective contract purchaser to reach an agreement. At that time it was acknowledged by all parties that the structure was beyond repair and would require razing. The pending transfer of the property failed to materialize. The structure continues to deteriorate and is determined to be an unsafe structure. The owner is subject to the civil penalties assessed under both

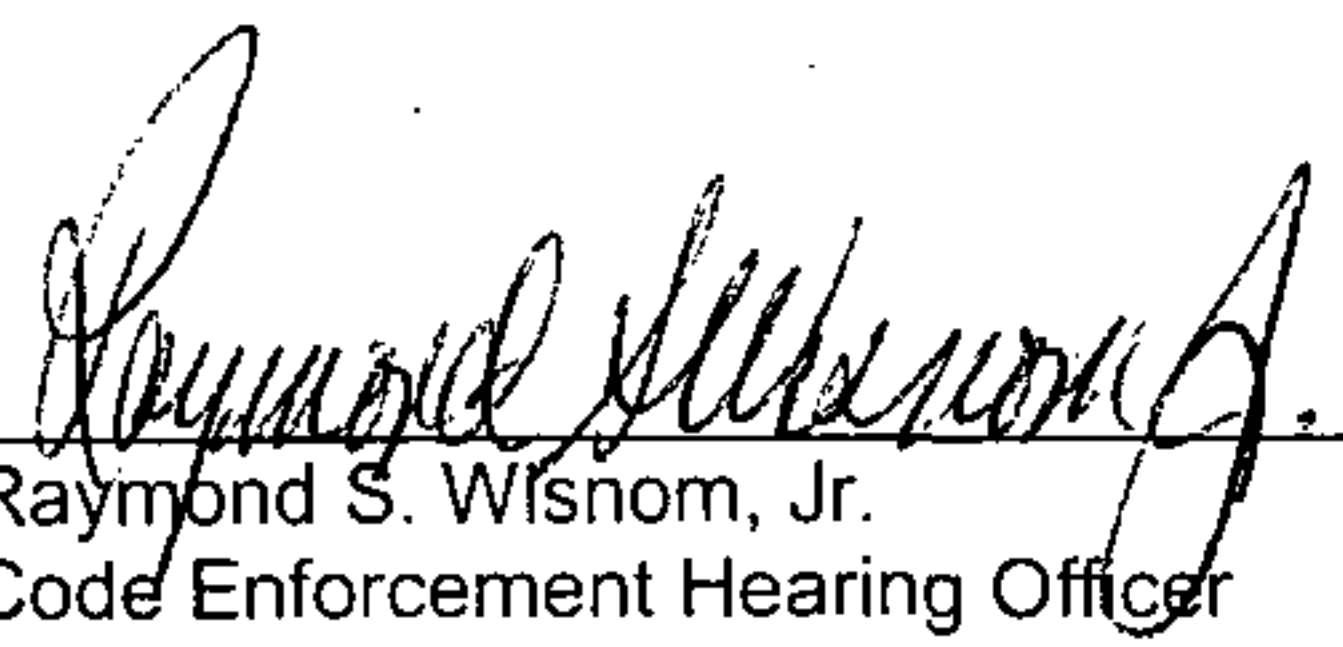
citations, namely the citation issued January 19, 2006 wherein a civil penalty was assessed in the amount of \$7,600.00 and the instant citation and assessed civil penalty in the amount of \$2,500.00.

IT IS ORDERED by the Code Enforcement Hearing Officer this 8th day of December 2006 that a civil penalty is imposed in the amount of \$10,100.00 (ten thousand one hundred dollars).

IT IS FURTHER ORDERED that the civil penalty shall be reduced to 0 (zero dollars) on condition the respondent razes the unsafe structure on or before January 5, 2007. This may be extended for just cause such as contractor schedule problems, however no extensions beyond an additional thirty days will be granted.

If the respondent fails to correct the violations, then the civil penalty imposed shall be \$10,100.00 (ten thousand one hundred dollars).

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violation has been corrected. If the unsafe structure remains in violation after January 5, 2007, Baltimore County shall enter the property for the purpose of removing the unsafe non-complying structure at the expense of the owner.

Signed: 

Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

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

RSW

Case No: 0510349Address: 00411 JEFFERSON AVE 21286Insp Area: 009 Dist: 000 Date Rcv: 12/08/2005 Grp: ENF Intk: JHTInspec: GRIFFIN Inspec2: Date Inspec: 4/16/2007Close: 0/00/0000 Activity: Delete:

Problem: VACANT BLDG, ROOF IN DISREPAIR, NO RAINSPOUTS; 2ND COMPL - DEBRIS IS
SUES, OPEN TO PUBLIC, STRUCTURE HALF RAZED, COMPL/TERENCE HUGHES, 6724 COLLINSDA
LE RD, 410 321-8851

CL Name: WIDERMAN P.J.CL Address: 00000 COMMUNITY CONSERVATIONCL Home Phone: CL Work Phone: 410-887-5887 Tax Acct. 0921450000Owner: STANLEY F STOCKWELL, 1744 ABERDEEN RD, 21234

Enter=Continue F12=Cancel

Case No: 0510349

Notes: 12/13/05 NOTICE ISSUED FOR DISREPAIR ROOF GUTTERS & DOWN SPOUTS & TJ&D.
P/U 1/14/06. COMPL. UPDATED. AG/SS
***1/20/06, CITATION SENT CERT & REG MAIL TO STANLEY F STOCKWELL, 1744 ABERDEEN
RD, 21234; P/U 2/3/06 TO CHECK FOR SERVICE, AWG/CP***
**1/19/06 WRITTEN CITATION WITH HEARING DATE OF 3/8/06 ATTEMPTING TO SERVE & SE
NDING CERTIFIED MAIL P/U FOR SERVICE 2/3/06. UNABLE TO UPDATE. AG/SS
1/27/06, GREEN CARD RETURNED SIGNED, GAVE TO AWG/CP
2/9/06 ON DOCKET FOR 3/8/06 FILE TO A GRIFFIN /JF.
**2/6/06 P/U 3/2/06 FOR SERVICES PRE HEARING INSPECTION. UNABLE TO UPDATE. NO
ANSWER. AG/SS
**3/3/06 HOUSE STILL IN DISREPAIR. P/U 3/12/06. FOR ORDER. AG/SS
3/9/06 FINAL ORDER SENT TO STANLEY STOCKWELL FILE TO A GRIFFIN /JF.
**3/13/06 ORDER IS NOT WRITTEN YET P/U 3/17/06 UNABLE TO UPDATE. AG/SS
**3/21/06 CASE 05-10349 IS HEARBY CONTINUED TO SEPTEMBER 8/06 TO PROVIDE THE C
HURCH TIME TO OBTAIN FINANCING TO PURCHASE SUBJECT PROPERTY & SOON AFTER RAZE ST
RUCTURE. P/U 9/8/06. UNABLE TO UPDATE. AG/SS

Enter=Continue F12=Cancel

Case No: 0510349

Notes: 9/11/06 PROPERTY IS IN WORST CONDITION THEN BEFORE NEEDS ATTENTION AMME
DIALY. P/U 10/11/06 COMPL. UPDATED AG/SS *

10/31/06, 2ND COMPL - DEBRIS, STRUCTURE HALF RAZED/OPEN TO PUBLIC, JHT/CP*

**11/1/06 P/U 12/3/06 FOR SHOW CAUSE HEARING P/U 12/6/06 UNABLE TO UPDATE.
EG/SS *

*11/30/06 ON DOCKET FOR 12/6/06 FILE TO A GRIFFIN /JF**.

**12/4/06 P/U 12/8/06 FOR FINAL ORDER P/U 12/8/06 COMPL. UPDATED AG/SS

12/11/06 P/U 01/05/07 FOR RAZING OF UNSAFE STRUCTURE. AG/KW *

**1/8/07, THIS PROP IS HISTORICAL, UNABLE TO RAZE FROM THIS DEPT, P/U 1/21/07 F
OR PROPER PERMITS, UNABLE TO UPDATE COMPL, AWG/CP***

Enter=Continue F12=Cancel

TIME: 08:19:33 AUTOMAT PERMIT TRACKING SYSTEM I T UPDATE 04/03/2007
DATE: 05/30/2007 GENERAL PERMIT APPLICATION DATA VLC 09:31:40

PERMIT #: B652672 PROPERTY ADDRESS
RECEIPT #: A562857 411 JEFFERSON AVE
CONTROL #: RA SUBDIV: 150 N CHESAPEAKE AV
XREF #: B652672 TAX ACCOUNT #: 0921450000 DISTRICT/PRECINCT 09 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 10.00 NAME: STOCKWELL, STANLEY
PAID: 10.00 ADDR: 1744 ABERDEEN RD., 21234
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 12/26/2006 NAME: BARRY R. DEVORE
ISSUED: COMPANY: BENJER INC
OCCPNY: ADDR1: 11106 RED LION RD
FINAL INSPECT: ADDR2: WHITE MARSH, MD 21162
INSPECTOR: 09R PHONE #: 410-335-2267 LICENSE #: 3958219
NOTES: VLC
CAPOFF P654402 FINALED 4-2-7.AB

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 08:19:46 AUTOMATIC PERMIT TRACKING SYSTEM I UPDATE 05/22/2007
DATE: 05/30/2007 APPROVALS DETAIL SCREEN DAS 14:27:36

PERMIT #: B652672 CONTROL #: RA

AGENCY	DATE	CODE	COMMENTS
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ENVRMNT	03/30/2007	01	EH-3/29/07 MMS/MB
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PLANNING	05/22/2007	01	VN/DAS
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ZONING		10	HOLD FOR HISTORIC HEARING MHT#1002
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PERMITS		10	HOLD FOR TIM OR DOUG CAPOFF P654402 FINAL 4-2-7
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01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT

PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

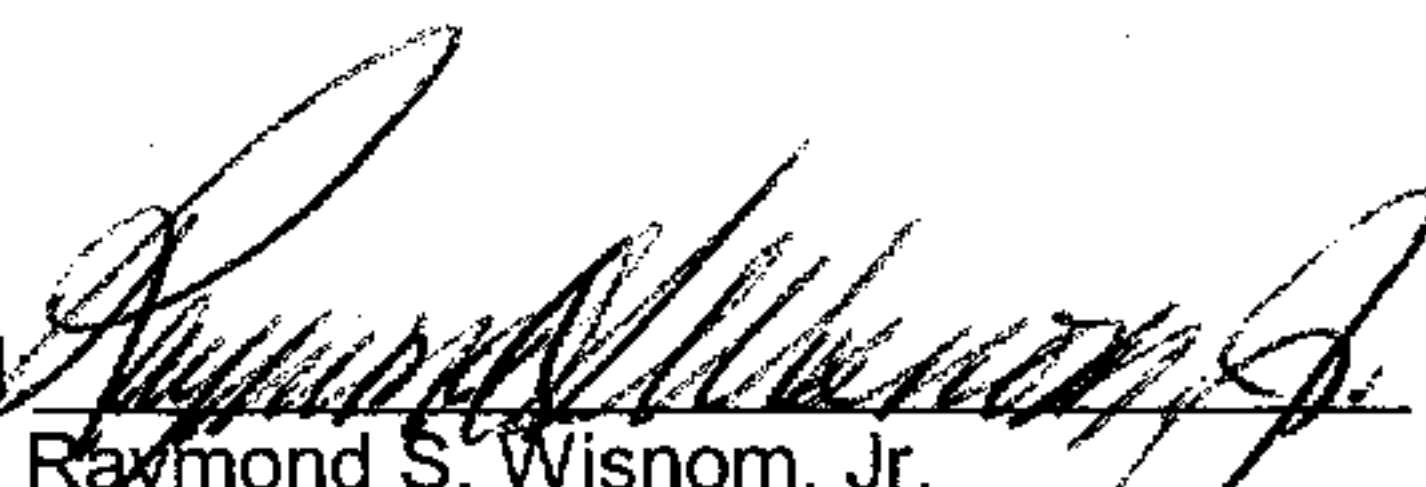
IT IS ORDERED by the Code Enforcement Hearing Officer this 28th day of December 2006 that a civil penalty is imposed in the amount of \$10,100.00 (ten thousand one hundred dollars).

IT IS FURTHER ORDERED that the civil penalty shall be reduced to 0 (zero dollars) on condition the respondent razes the unsafe structure not more than 30days after a razing permit is issued by Permits and Development Management. It is acknowledged that the permit will not be issued without Landmark Planning Commission approval and a hearing before the Zoning Commissioner.

If the respondent fails to correct the violations, then the civil penalty imposed shall be \$10,100.00 (ten thousand one hundred dollars).

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violation has been corrected. If the owner does not seek the approvals required or is not granted permission to raze the structure, then the owner must restore the non-complying structure to meet the requirements for historic structures as set forth in the Baltimore County Code. Should this be the case, the owner may be cited for demolition by neglect for allowing a historical structure to deteriorate without attempting to mitigate the processes of dilapidation.

Signed


Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

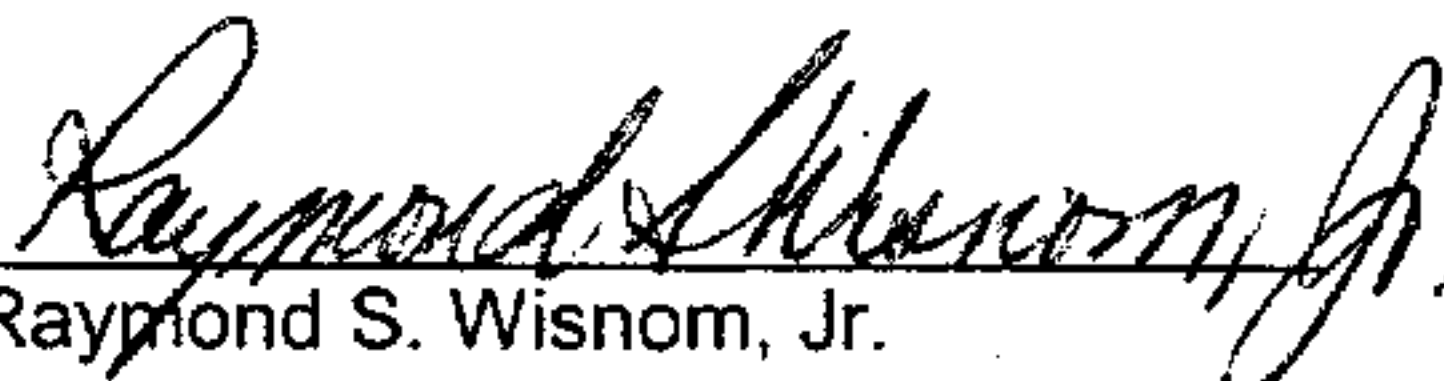
The violator is advised that pursuant to §3-6-301(a), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §3-6-302(a)(b)(c)(d) requires the filing of a petition setting forth the grounds for appeal and a filing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

RSW

IT IS ORDERED by the Code Enforcement Hearing Officer, this 8th day of March 2006, that Case #05-10349 is hereby continued to September 8, 2006 to provide the church time to obtain financing to purchase subject property and soon after raze the structure.

IT IS FURTHER ORDERED that the a Show Cause Hearing may be set at any time after September 8, 2006 if the sale of the property is not ratified for any reason and the structure remains in violation of the investment property maintenance regulations.

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violation has been corrected.

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

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

RSW/jaf

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