BALTIMORE COUNTY

MARYLAND

June 9, 2010

JAMES T. SMITH, JR.
County Executive

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

John F. Geilfuss
9 Aigburth Avenue
Towson, Maryland 21286

RE: Spirit & Intent request, Case No. 2008-0118-SPHA
15 Aigburth Avenue, 9th Election District

Dear Mr. Geilfuss:

Your recent letter to this office has been forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the followings has been determined:

1. After consulting with William Wiseman,III, Deputy Zoning Commissioner as well has Avery Harden, Landscape Planner for Baltimore County, this office considers the fence adjustments outlined your letter and red-lined on your site plan to be within the "spirit and intent" of the Baltimore County Zoning Regulations (BCZR) relative to the orders and plans contained in the above referenced zoning case.

2. **"A permanent 6 foot high privacy fence along the eastern (side) property line from the rear foundation line of the 3 Apartment Dwelling to the northern (rear) property line approximately 190 linear feet is within the Spirit and Intent of restriction number 4 of the above listed order."**

3. A permit is required for the fence and you must provide a copy of this Spirit and Intent letter with your application.

4. This "Spirit and Intent" approval applies to the zoning regulations (BCZR) and policies only and does not apply to regulations enforced by other government agencies.

A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case file.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate calling me at 410-887-3391.

Sincerely,

Leonard Wasilewski
Planner II
Zoning Review

LW/10-128
Enclosure

Cc: William Wiseman,III
Avery Harden
Jeff Radcliffe

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 53350

Date: 6-2-10

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				50.00

Total: 50.00

Rec From: John Gerfuss.

For: 15 Aylburth Rd

10-128 L & W.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
6/03/2010 6/02/2010 10:52:53 1
REG #501 WALKIN TOTC TMP
>RECEIPT # 053350 6/02/2010 OPEN
Dept 5 528 ZONING VERIFICATION
Ref No. 053350
Recpt Tot $50.00
$50.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Permits and Development Management
Code Inspections and Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204

Code Enforcement 410-887-3351
Building Inspection 410-887-3953
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Signs/ Fences 410-887-3896

CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROPERTY TAX ID	DATE ISSUED
77619	0913755030	5/12/10

NAME(S): John F. + Angela M. Geil/Fuss

MAILING ADDRESS: 9 Aigburth Rd.

CITY: Towson STATE: Md. ZIP CODE: 21286

VIOLATION ADDRESS: 15 Aigburth Rd.

CITY: BALTIMORE STATE: MARYLAND ZIP CODE: 21286

FA0014177

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (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
- ☐ 1B01.1: DR Zones-use regulations
- ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s)
- ☐ 1B01.1D: Remove open dump/ junk yard
- ☐ 431: Remove commercial vehicle(s)
- ☐ 101; 102.1: Remove contractors equip. storage yard
- ☐ 101; 102.1; ZCPM: Cease service garage activities
- ☐ 402: Illegal conversion of dwelling
- ☐ 101; 102.1; ZCPM: Illegal home occupation
- ☐ 415A: License/ remove untagged recreation vehicle
- ☐ 415A: Improperly parked recreation vehicle
- ☐ 415A: One recreational vehicle per property
- ☐ 410: Illegal Class II trucking facility
- ☐ 400: Illegal accessory structure placement.
- ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs
- ☐ 102.5: Residential site line violation /obstruction
- ☐ 408B: Illegal rooming/ boarding house
- ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C)

- ☐ 13-7-112: Cease all nuisance activity
- ☐ 13-7-115: County to abate nuisance & lien costs
- ☐ 13-7-310: Remove all trash & debris from property
- ☐ 13-7-312: Remove accumulations of debris, materials, etc
- ☐ 13-7-201(2): Cease stagnant pool water
- ☐ 12-3-106: Remove animal feces daily
- ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests
- ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids
- ☐ 35-2-301: Obtain building/ fence/ sign permit
- ☐ 18-2-601: Remove all obstruction(s) at street, alley, road
- ☐ 13-7-310(2): Remove bird seed / other food for rats
- ☐ 32-3-102: Violation of development plan/ site plan
- ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise
- ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height

OWNER OCCUPIED HOUSING (B.C.C)

- ☐ 35-5-302(a)(1): Unsanitary conditions.
- ☐ 35-5-302(a)(3): Cease _____ infestation from prop.
- ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc
- ☐ 35-5-302(b)(1)(4): Repair chimney & similar extentions
- ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s)
- ☐ 35-5-302(a)(2): Store all garbage in trash cans
- ☐ 35-5-302(b)(1): Repair exterior structure
- ☐ 35-5-302(b)(1)(3): Repair exterior extentions
- ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces
- ☐ 35-5-302(b)(1)(7): Repair defective fence

INVESTMENT PROPERTY (B.C.C)

- ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition
- ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members
- ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry
- ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below)
- ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s)
- ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members
- ☐ 35-2-404(a)(1)(iv): Repair exterior chimney
- ☐ 35-2-404(a)(1)(vi) Waterproof walls/ roof /foundations
- ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris
- ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure

OTHER VIOLATIONS OR REMARKS: CS # 08-118-SPHA condition #4 required you to provide a 6' wood privacy fence from the garage on the east/north side of the parking area.

☐ 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: 6/12/10 INSPECTOR NAME: J. Radcliffe
PRINT NAME

(Rev 1/05)

DEFENDANT

L & CV.
6-2-10
10-128

05/31/2010

To; Mr. Tim Kotroco, Director PDM

Room 111 W. Chesapeake Ave.

Towson, Md. 21204

From: John Geilfuss

Re: Code Inspections and Enforcement Correction Notice (Case # 77619)

Per the instructions I received from Lenny in the zoning department, I am writing to request a revision to the fence that was a condition in a zoning hearing (CS # 08-118-SPHA). The condition calls for a 6' high wood privacy fence along the east and north sides of the driveway. My resistance to fencing in the ~~east~~ side of the driveway is that it splits the yard in half and takes away from the beauty of the back yard. Meanwhile there are a # of reasons I have resistance to fencing in the north side of the driveway: 1. it cuts off my ability to get to the main part of the back yard on my riding mower 2. it will prevent tenant access to their garden with tools and wheelbarrows from the shed which currently stores those items. 3. it will cut off the flow of traffic that currently is available to the people who live in Burkleigh Square and Aigburth Manor. Directly, behind my property is a neighborhood park that connects the 2 neighborhoods. People from both neighborhoods use the access regularly for various and diverse reasons.

I feel fairly certain that Mr. Wisemans' objective of the fence condition was to create screening, so that my neighbor Judith Giacomo, would not have to look at the cars that would be parked in the driveway. I am in complete agreement with providing satisfactory screening to accomplish this objective. There are a number of solutions to solving this issue. I would love to come into the county and sit down with someone and resolve this matter; however, I am under the impression that my request (this letter) should only present 1 alternative solution. So, I will present my # 1 alternative and look forward to hearing from you.

I was hoping a 6' high (wood or vinyl) privacy fence along the east side of my property line of the back yard would be an ok solution. The fence would run from the northeast corner of the property 135' south equal to the south side of the garage. There would be absolutely no way Judith could see the cars from her back yard.

If for some reason this suggestion is unacceptable, I would like to come in and talk with you in regard to other solutions. I've enclosed some pictures which hopefully are helpful. Thank you for your attention to this matter.

Sincerely,

John Geilfuss

GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5 (070A2)
2. LOT AREA: 28,971 S.F. OR 0.64 Ac ±
3. EXISTING USE: DENTAL OFFICES & OFFICES
   PROPOSED USE: 4 APARTMENTS
4. PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO. 240010 0265 B ZONE "C"
7. NOT LOCATED IN AN HISTORIC AREA
8. PRIOR ZONING HEARING CASE NO. 73-209-RX (ITEM 10)

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th of March, 1973, that the herein described property or area should be, and the same is hereby Reclassified in part, from a D.R.5.5 Zone to a D.R.16 Zone. That portion to be reclassified is to include all of the Petitioner's property, with the exception of a parallel strip of 100 along the full depth of the lot, between the easternmost property line and the easternmost side of the dwelling as it presently exists.

It is further ORDERED that a Special Exception for Offices on the first floor of the subject premises should be and the same is hereby Granted from and after the date of this Order, subject, however, to the following restrictions:

1. That the only use to be made of the office shall be for a medical or dental practice. Only one practice may exist on the premises. This restriction shall not preclude one doctor being assisted in his practice by a professional associate doctor and necessary employees.
2. The building and grounds must be maintained in a state comparable to other residences at all times.
3. There shall be no changes to the exterior of the building except those required for proper maintenance.
4. A satisfactory site plan indicating, among other things, all permitted uses in the building and required parking, with satisfactory access.
5. Approval of said site plan by the Department of Traffic Engineering, Department of Public Works, Health Department, Fire Department, and the Office of Planning and Zoning.

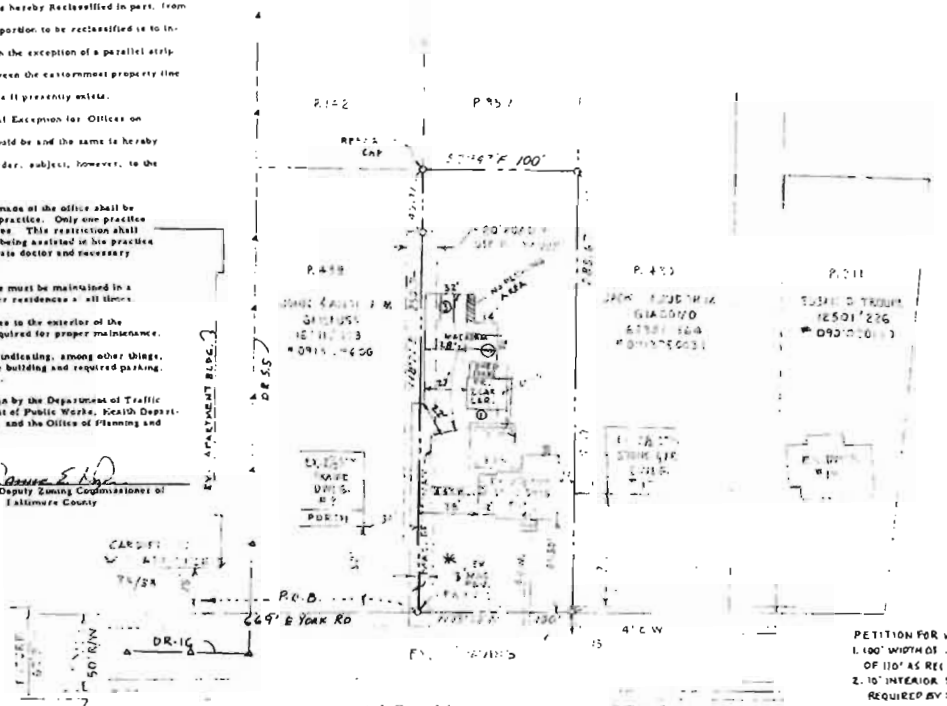
Deputy Zoning Commissioner of Baltimore County

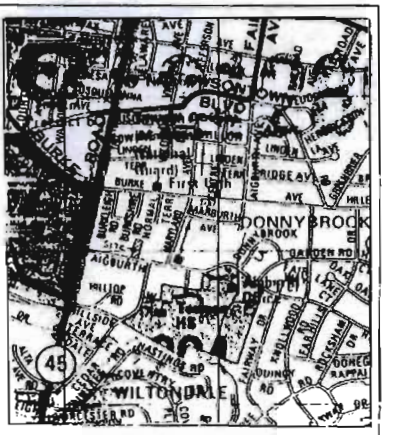
Notes:

The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

"*Dwelling, Duplex*: A two-family detached building with one housekeeping unit over the other.

"*Dwelling, Semi-detached*: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line and separated from any other building by space on all sides."





VICINITY MAP
SCALE: 1" = 1000'

SPECIAL REGULATIONS

SECTION 402.1
CONVERSION OF ONE-FAMILY DWELLINGS
MINIMUM DIMENTIONS

Zone	Width of Lot in Feet at Front Building Line: Duplex	Width of Lot in Feet at Front Building Line: Each Add. Fam.	Lot Area in Square Feet: Two Families	Lot Area in Square Feet: Each Add. Family	Side Yards (Feet): Min. for One	Side Yards (Feet): Sum of Both
D.R.5.5	80	15	10,000	3,000	Int. 15	Int. 35
Required 4 Apartments	110		16,000 s.f.		Int. 15	Int. 35
Provided	100		28,000 s.f.		Int. 10	Int. 48

PARKING REQUIREMENTS:

2 APTS – 1 BEDROOM / EACH X 1.25 = 2.5
2 APTS – 2 BEDROOM / EACH X 1.5 = 3.0
4 APTS. 5.5

REQ'D 6.0

PARKING PROVIDED

9 PARKING SPACES (includes 2 car garage)
TYPICAL SPACE: 8-1/2' X 18'
* TWO WAY TRAFFIC 20' ISLE REQUIRED.

PETITION FOR VARIANCE:
1. 100' WIDTH OF LOT AT FRONT BUILDING LINE INSTEAD OF 110' AS REQUIRED BY SECTION 402.1 BCZR.
2. 10' INTERIOR SIDE YARD SETBACK INSTEAD OF 15' REQUIRED BY SECTION 402.1 BCZR
3. 15' WIDE EXCESS DRIVEWAY INSTEAD OF THE 20' REQUIRED FOR TWO (2) WAY MOVEMENT REQUIRED BY SECTION 409.4.A. BCZR.

PETITION FOR SPECIAL HEARING:
TO AMEND SITE PLAN APPROVED IN CASE #73-209-X AND TO ABANDON THE OFFICE USE THEREIN GRANTED UPON APPROVAL OF THE REQUESTED VARIANCES.

OWNER: JOHN GEILFUSS and ANGELA M. GEILFUSS
9 AIGBURTH ROAD
BALTIMORE MARYLAND 21286-1104
410.337.9128
TAX MAP: 70 GRID: 14 PARCEL: 438
TAX ACCT. NO.: 0913129600
DEED REF.: 16711/618

site rite SURVEYING, INC
200 E. JOPPA ROAD RM 101
TOWSON, MARYLAND 21286
PHONE 410-828-9060
FAX 410-828-9066

PLAN TO ACCOMPANY PETITIONS FOR
VARIANCE AND SPECIAL HEARING
#15 AIGBURTH ROAD
ELECTION DISTRICT NO. 9 C5
BALTIMORE COUNTY, MD
SCALE: 1" = 50'
AUGUST 8,2007
JOB NO. 9584

C3-118-SPHA

Gateway Runs Thru 15 Aigburth Rd to the Park

Another (Perspective /Shot) That Shows The Effect The

ALLEY
ALLEY
Lot # 4
Pt. Bk./Folio # 007170D
22
Lot # 10
8033
8035
8031
0902852380
Pt. Bk. 7, Folio 170
0912201620
23
0902652471
0916752090
8029
0904504160
Pt. Bk./Folio # 038038A
1700000871
Pt. Bk. 38, Folio 38
DR 16
0913129601
0906202830
070A2
8027
0902003890
0910950540
5 CD
NE 9-A
9 ED
8025
0913750031
DR 5.5
0913129600
9
0913755030
8023
8021
17
19
0901020150
21
0913007200
0903672071
AIGBURTH RD
AIGBURTH RD
2100005082
10
12
070A3
0920450090
0922250090
0904351760
CEDAR AVE
Pt. Bk./Folio # MP07103
2500004753
Lot # 1
PDM # 090806
0922000510
2100005083
14
16
20

From 15 Aighburth Rd

- Current View of Landscaped Property line Between 15 + 17 Aighburth Rd.
- The Shrubs Are Very Thick ~~[illegible]~~ On the South Side, Close To the House (Both Sides)

No Current Visibility

IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** – NE/S Aigburth Road, 669' E c/line of York Road **(15 Aigburth Road)** 9th Election District 5th Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF
	*	BALTIMORE COUNTY
John F. Geilfuss, et ux Petitioners	*	**Case No. 08-118-SPHA**

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by John F. Geilfuss, and his wife, Angela M. Geilfuss, through their attorney, Arnold Jablon, Esquire. Special Hearing relief was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to amend the site plan approved in Case No. 73-209-RX, and to abandon the office use therein granted upon approval of the requested variances. In this regard, and as originally filed, relief was requested to allow for a *four (4) apartment* use requiring variances: (1) to permit 100' width of lot at front building line instead of 110' as required by B.C.Z.R. Section 402.1, (2) to permit a 10' interior side yard setback instead of 15' required by B.C.Z.R. Section 402.1 and, if applicable, (3) to permit a 13' wide access driveway instead of 20' for 2-way movement as required by B.C.Z.R. Section 409.4A. At the outset of the hearing, however, Counsel for the Petitioners amended the Variance petition by *reducing the number of apartments to three (3)*, thereby withdrawing the first and third requests involving a 100' lot width and driveway access. The subject property and requested relief are more particularly described on the amended site plan submitted, which was accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were John F. and Angela M. Geilfuss, property owners, their son, Tom Geilfuss, the current tenants of the property, namely: Elizabeth Schultz, Sara Gorman and Cassandra Pace. Also attending in support of the petitions were Vincent Moskunas of Site Rite Surveying, Inc., the consultant responsible for preparation of the site plan, and several nearby residents, Ryan Casey, Suzanne Walther, Rikki Davis and Noel Fales. Arnold Jablon, Esquire appeared as attorney for the

ORDER RECEIVED FOR FILING
Date 2-1-08
By

#73-209-RX

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
N/S of Aigburth Road, 669' E of York Road - 9th District
Dr. Filbert L. Moore - Petitioner
NO. 73-209-RX (Item No. 10)

: BEFORE THE
: DEPUTY ZONING
: COMMISSIONER
: OF
: BALTIMORE COUNTY

::: ::: :::

This Petition represents a request for a Reclassification from a D.R. 3.5 Zone to a D.R. 16 Zone, and a Special Exception for Offices and Dental Offices in a D.R. 16 Zone. The site is located on the north side of Aigburth Road, 669 feet east of the center line of York Road, in the Ninth Election District of Baltimore County.

Testimony was heard from the Petitioner, Dr. Moore; a civil engineer who prepared his site plans; and a real estate appraiser and broker. Many area residents were also present and testified in protest of the request.

The property has 100 feet of frontage with a depth of approximately 290 feet, and is improved with a two and one-half story stone dwelling, a frame two car garage and a parking area for several cars. Access to the parking area is provided by a 20 foot wide use in common driveway constructed on the westernmost property line for use by occupants of the subject property as well as occupants of the two story frame dwelling on the west.

Dr. Moore is an othodontist and has had a dental practice on the first floor of the subject dwelling for approximately four years. Rooms on the second floor are rented to Towson State students, and the third floor is utilized as his residence. The property is, for the most part, located within a D.R. 16 zoning classification, the easternmost boundary of said D.R. 16 Zone being parallel to and 740 feet east of the center line of York Road. Said parallel line running in a northsouth direction bisects the Petitioner's property, including the dwelling thereon, leaving 71 feet in a D.R. 16 classification and 29 feet on the eastern side of his lot in a D.R. 5.5 Zone.

ORDER RECEIVED FOR FILING
DATE March 30, 1973
BY [signature]
ADMINISTRATIVE SECRETARY

ORDER RECEIVED FOR FILING
DATE March 30, 1973

PETITIONER'S
EXHIBIT NO. 4

GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5 (070A2)
2. LOT AREA: 28,971 S.F. OR 0.64 Ac ±
3. EXISTING USE: DENTAL OFFICES & OFFICES
   PROPOSED USE: 4 APARTMENTS
4. PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO. 240010 0265 B ZONE "C"
7. NOT LOCATED IN AN HISTORIC AREA
8. PRIOR ZONING HEARING CASE NO. 73-209-RX (ITEM 10)

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th of March, 1973, that the herein described property or area should be and the same is hereby Reclassified in part, from a D.R.5.5 Zone to a D.R.16 Zone. That portion to be reclassified is to include all of the Petitioner's property, with the exception of a parallel strip of land along the full depth of the lot, between the easternmost property line and the easternmost side of the dwelling as it presently exists.

It is further ORDERED that a Special Exception for Offices on the first floor of the subject premises should be and the same is hereby Granted from and after the date of this Order, subject, however, to the following restrictions:

1. That the only use to be made of the office shall be for a medical or dental practice. Only one practice may exist on the premises. This restriction shall not preclude one doctor being assisted in his practice by a professional associate doctor and necessary employees.
2. The building and grounds must be maintained in a state comparable to other residences at all times.
3. There shall be no changes to the exterior of the building except those required for proper maintenance.
4. A satisfactory site plan indicating, among other things, all permitted uses in the building and required parking, with satisfactory access.
5. Approval of said site plan by the Department of Traffic Engineering, Department of Public Works, Health Department, Fire Department, and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

Notes:

The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

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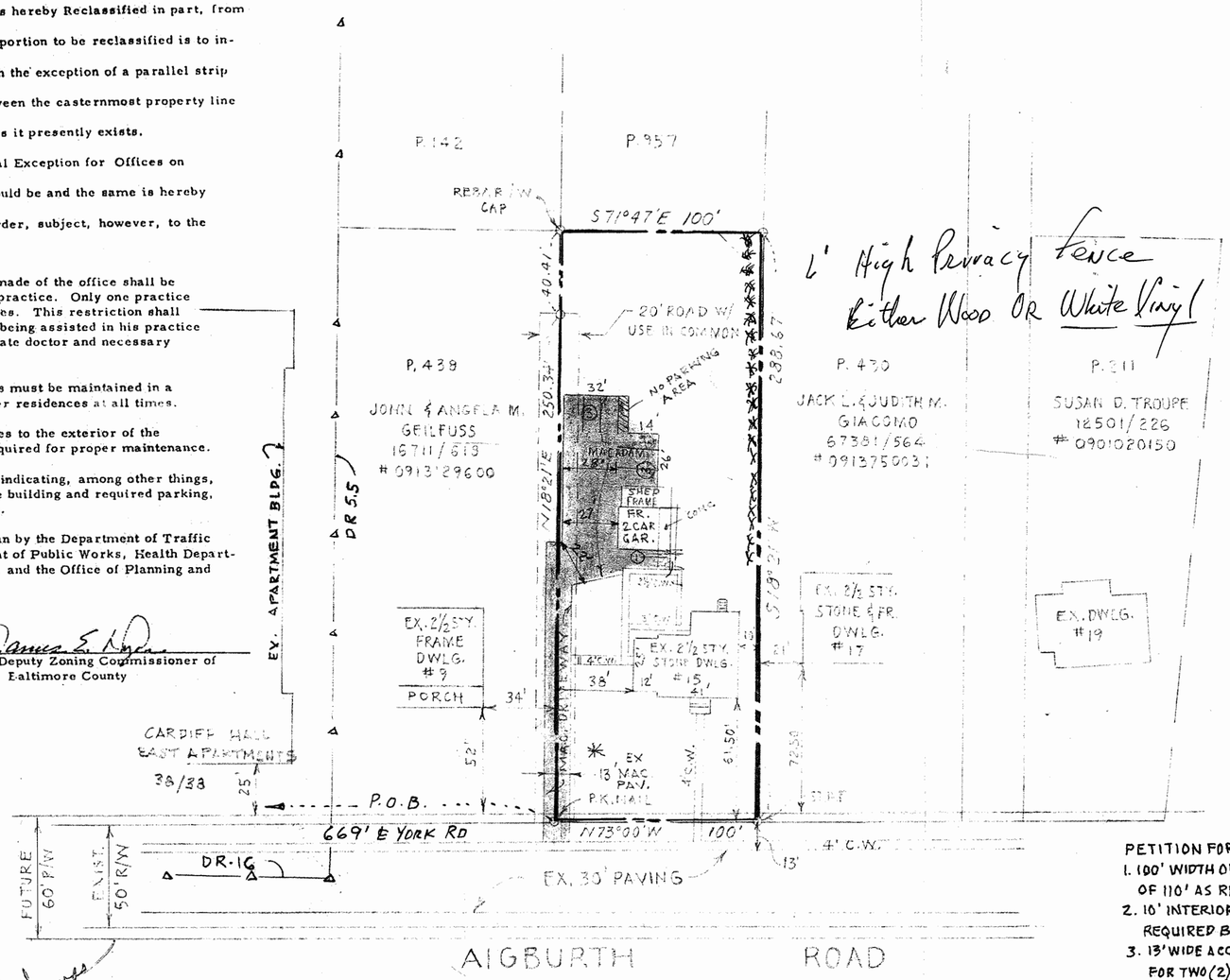

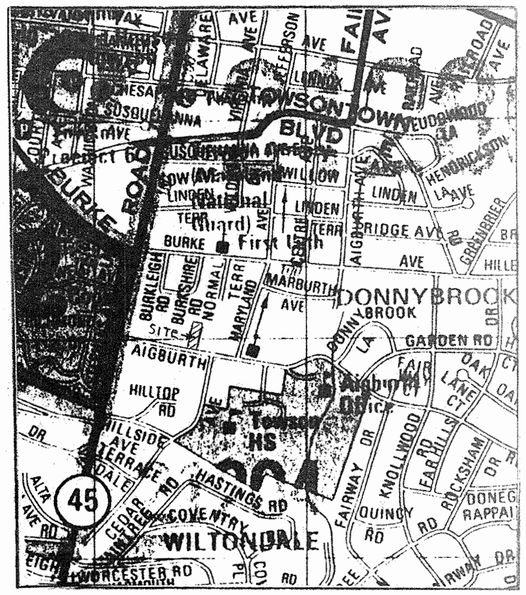

VICINITY MAP
SCALE: 1"=1000'

L' High Privacy fence
Either Wood OR White Vinyl

SPECIAL REGULATIONS

SECTION 402.1
CONVERSION OF ONE-FAMILY DWELLINGS
MINIMUM DIMENTIONS

	Width of Lot in Feet at Front Building Line		Lot Area in Square Feet		Side Yards (Feet)	
Zone	Duplex	Each Add. Fam.	Two Families	Each Add. Family	Min. for One	Sum of Both
D.R.5.5	80	15	10,000	3,000	Int. 15	Int. 35
Required 4 Apartments	110		16,000 s.f.		Int. 15	Int. 35
Provided	100		28,000 s.f.		Int. 10	Int. 48

PARKING REQUIREMENTS:

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2 APTS. – 2 BEDROOM / EACH X 1.5 = 3.0
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REQ'D 6.0

PARKING PROVIDED

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TYPICAL SPACE: 8-1/2' X 18'
* TWO WAY TRAFFIC 20' ISLE REQUIRED.

PETITION FOR VARIANCE:
1. 100' WIDTH OF LOT AT FRONT BUILDING LINE INSTEAD OF 110' AS REQUIRED BY SECTION 402.1 BCZR.
2. 10' INTERIOR SIDE YARD SETBACK INSTEAD OF 15' REQUIRED BY SECTION 402.1 BCZR
3. 13' WIDE ACCESS DRIVEWAY INSTEAD OF THE 20' REQUIRED FOR TWO(2) WAY MOVEMENT REQUIRED BY SECTION 409.4A BCZR.

PETITION FOR SPECIAL HEARING:
TO AMEND SITE PLAN APPROVED IN CASE #73-209-RX AND TO ABANDON THE OFFICE USE THEREIN GRANTED UPON APPROVAL OF THE REQUESTED VARIANCES.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
No. 21175
PROFESSIONAL LAND SURVEYOR

OWNER: JOHN GEILFUSS and ANGELA M. GEILFUSS
9 AIGBURTH ROAD
BALTIMORE MARYLAND 21286-1104
410.337.9128
TAX MAP: 70 GRID: 14 PARCEL: 438
TAX ACCT. NO.: 0913129600
DEED REF.: 16711/618

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE:410-828-9060
FAX:410-828-9066

PLAN TO ACCOMPANY PETITIONS FOR
VARIANCE AND SPECIAL HEARING
#15 AIGBURTH ROAD
ELECTION DISTRICT NO. 9 C5
BALTIMORE COUNTY, MD
SCALE: 1" = 50'
AUGUST 8,2007
JOB NO. 9584

IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** – NE/S Aigburth Road, 669' E c/line of York Road **(15 Aigburth Road)** 9th Election District 5th Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF
	*	BALTIMORE COUNTY
John F. Geilfuss, et ux Petitioners	*	**Case No. 08-118-SPHA**

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by John F. Geilfuss, and his wife, Angela M. Geilfuss, through their attorney, Arnold Jablon, Esquire. Special Hearing relief was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to amend the site plan approved in Case No. 73-209-RX, and to abandon the office use therein granted upon approval of the requested variances. In this regard, and as originally filed, relief was requested to allow for a *four (4) apartment* use requiring variances: (1) to permit 100' width of lot at front building line instead of 110' as required by B.C.Z.R. Section 402.1, (2) to permit a 10' interior side yard setback instead of 15' required by B.C.Z.R. Section 402.1 and, if applicable, (3) to permit a 13' wide access driveway instead of 20' for 2-way movement as required by B.C.Z.R. Section 409.4A. At the outset of the hearing, however, Counsel for the Petitioners amended the Variance petition by *reducing the number of apartments to three (3)*, thereby withdrawing the first and third requests involving a 100' lot width and driveway access. The subject property and requested relief are more particularly described on the amended site plan submitted, which was accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were John F. and Angela M. Geilfuss, property owners, their son, Tom Geilfuss, the current tenants of the property, namely: Elizabeth Schultz, Sara Gorman and Cassandra Pace. Also attending in support of the petitions were Vincent Moskunas of Site Rite Surveying, Inc., the consultant responsible for preparation of the site plan, and several nearby residents, Ryan Casey, Suzanne Walther, Rikki Davis and Noel Fales. Arnold Jablon, Esquire appeared as attorney for the

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Date 2-1-08
By

Petitioners. The issues presented in this case generated significant public interest, and a large number of individuals and community leaders appeared/or testified in opposition to the request. Additionally, I also received twelve (12) letters from Aigburth Manor neighbors indicating that they opposed the zoning relief requested. Due to limitations of time and space, a complete listing of all those individuals cannot be set out here; however, it needs to be noted that Francis X. Borgerding, Esquire represented adjacent neighbors, Jack L. Giacomo and his wife, Judith Giacomo. Community association representatives and neighbors who participated at the hearing include Elizabeth Z. Kahl, President, Burkleigh Square Community Association, Christia Raborn, Fay Citerone, President, Knollwood-Donnybrook Improvement Association, Richard and Brenda Ames-Ledbetter, Edward T. Kilcullen, Jr., President, The Greater Towson Council of Community Associations, Inc., (GTCCA), Harv Noyes, Paul S. Hartman, President, The Aigburth Manor Association of Towson, Inc., Susan Hartman, Jason Vettori, Esquire, Sally Malena, and Howard Taylor. Additionally, petitions were also submitted both for (Petitioners' Exhibit 20) and against (Protestants Exhibits 3, 4, 5, 6, 13 and 14) the request.

The facts of the case are relatively simple as referenced in the testimony and evidence produced at the hearing. On August 5, 2002, Mr. and Mrs. Geilfuss, who have resided in the Aigburth Manor community since 1981, purchased the property known as 9 Aigburth Road, which consisted of a rectangularly shaped lot roughly 0.63 acres located next to the Cardiff Hall Apartments in Towson. At the time of the purchase, the property consisted of an older dwelling built in 1905 fronting on Aigburth Road and in need of a total renovation. After much time and expense (in excess of $750,000) the Petitioners moved into the home in 2005 which serves as their principal residence. As acknowledged by all parties, the improvements were welcome and the home has been restored to "a very impressive home". Some four (4) years after buying 9 Aigburth Road, the subject adjacent property at 15 Aigburth Road became available and was purchased by the Petitioners. This property also consists of a rectangularly shaped lot roughly 100' wide x 288' deep (0.66 acres) with frontage on Aigburth Road accessed by a use-in-common driveway between the common property lines of the two parcels. At the time of this purchase, 15 Aigburth Road was improved with an older 2-½ story stone dwelling with an enclosed area of

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Date 2-7-06
By

3,633 square feet, a frame two-car garage, and a parking area for nine (9) cars. The property by virtue of a 1973 zoning Order, to be discussed below, was split-zoned D.R.16 (26,293 square feet) and a narrow strip of D.R.5.5 zoned property (2,607 square feet), which allowed a number of uses that included a medical or dental office on the first floor with the above two floors converted to provide for two apartments. Mr. Geilfuss supplied a brief overview of how prior owners used the property and improvements. The property, a lot of record since 1920, was the home of William McClean and his family who resided in the home built in 1925 for some 50 years. The McClean's marriage ended in either a separation or divorce and following their deaths, their children started renting the upstairs as apartments. Dr. Filbert L. Moore, an orthodontist, bought the property in the late 1960's with the intention of utilizing the third floor as his residence, renting the rooms on the second floor to students at the nearby Towson University and providing for his dental practice on the first floor. Dr. Moore filed a petition for Reclassification and Special Exception in Case No. 73-209-RX (Petitioners' Exhibit 4), a site plan (Petitioners' Exhibit 5), and was granted approval by then Deputy Zoning Commissioner James E. Dyer. An appreciation of the relief granted is relevant and recited below for convenience:

> "Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th of March, 1973, that the herein described property or area should be and the same is hereby Reclassified in part, from a D. R. 5. 5 Zone to a D. R. 16 Zone. That portion to be reclassified is to include all of the Petitioner's property, *with the exception of a parallel strip of land along the full depth of the lot, between the easternmost property line and the easternmost side of the dwelling as it presently exists.*
>
> It is further ORDERED that a Special Exception for Offices on the first floor of the subject premises should be and the same is hereby Granted from and after the date of this Order, subject, however, to the following restrictions:
>
> 1. That the only use to be made of the office shall be for a medical or dental practice. Only one practice may exist on the premises. This restriction shall not preclude one doctor being assisted in his practice by a professional associate doctor and necessary employees.
>
> 2. The building and grounds must be maintained in a state comparable to other residences at all times.

ORIGINAL RECEIVED FOR FILING
Date 2-7-08
By

3. There shall be no changes to the exterior of the building except those required for proper maintenance.

4. A satisfactory site plan indicating, among other things, all permitted uses in the building and required parking, with satisfactory access.

5. Approval of said site plan by the Department of Traffic Engineering, Department of Public Works, Health Department, Fire Department, and the Office of Planning and Zoning."

Subsequently, some nineteen (19) years later in 1992, under the Comprehensive Zoning Map Process (CZMP), the local community association, Aigburth Manor, filed an application to downzone the surrounding properties to D.R.5.5. In filing the application, the community association sought the zoning change to restrict single-family use and stop the spread of converting these impressive homes for multi-family apartment uses. The County Council approved the change to D.R.5.5.

The Petitioners now come with a new approach to use the property that they believe will serve "as a better fit" for the community. Having invested substantial money to purchase and improve the property, they would like to convert the first floor medical office to an apartment. Testimony was taken from Mr. Moskunas, an experienced land planner, in this regard who discussed the proposed use and outlined several other similar properties in the neighborhood with single-family dwellings serving as multi-family buildings that contained three or more apartments. He opined that eliminating the more intense medical office use in favor of the proposed first floor apartment (844 square foot) would not have a detrimental affect upon the surrounding community and testified that the proposed use would meet the criteria of Section 502.1 of the B.C.Z.R. In sum, he believed after providing statistics on the average daily trips (ADT's) (28 ADT's for doctor's office v. 18 ADT's for 3 apartments) that the proposal would be an improvement to the locale.

CAROLYN HEDGEPETH PLANNING
Date 2-7-08
By

As noted above, a number of local residents, community leaders and Mr. and Mrs. Jack Giacomo appeared in opposition to the special hearing and side yard setback variance.[1] Mrs. Giacomo testified that her home is 31 feet from the subject stone home and she is, therefore, susceptible to noise from tenants and cars. She provided background as to the general community association's fears of growing multi-family uses in the area, and a particular fear of the ever-expanding nearby Towson University and disruption of community activities, and a desire on the part of the community to retain its single-family concept. Mrs. Giacomo and her husband have resided at 17 Aigburth Road since 1984 and she has been an active member of the Aigburth Manor Association serving as President, Vice-President, and Secretary. The association represents approximately 135 households, and Mrs. Giacomo described the nature and character of the neighborhood submitting photograph exhibits as Protestants Exhibits 9 through 12. She acknowledged that the homes owned by the Petitioners are very attractive dwellings and that other multi-family dwellings exist in the immediate neighborhood and that the Cardiff Hall Apartments are in close proximity to the subject site. She recited the efforts of Baltimore County in its community conservation efforts in the area, and the southeast Towson Community Plan to stop the increase of multi-family units in this community. She would oppose the conversion allowing one more apartment even without the need for a variance. She and her husband would prefer to see the medical office use continue. Messrs. Kilcullen and Hartman as well as Mses. Kahl and Raborn supported the testimony of the Giacomo's. They appeared in opposition to the special hearing and variance request citing numerous problems with fraternity houses, traffic, noise and generally what they perceive to be numerous other areas which, in their opinion, deterred from the quality of life in the area, and to which the area residents were experiencing difficulties. Most of the negatives expressed by these community leaders were

[1] The Giacomo's counsel, Francis X. Borgerding, Esquire states that the petitions as filed are defective because there is no reference to the Residential Transition Area (RTA) requirements applicable in the D.R. zones. He asserts that RTA buffers and a compatibility finding (B.C.Z.R. Sections 1B01.1A.1.c and 1B01.1B.1.e) are required conditions for the approval of a multi-family building. I disagree. These regulations apply to *the development of land* as opposed to improvements built in the early 1900's and that have existed in the same footprint without change.

ORDER RECEIVED FOR FILING
Date 3-7-08
By

personal and generic in nature, but serious as to an area resident who had to contend with the problems.

This is a close case. On the one hand, the Order of March 20, 1973 in Case No. 73-209-RX creates a presumption of correctness as to the rezoning classification and special exception use granted, and as to the required and pre-existing side yard setback, which were supported by the record in that case. There was a more intensive commercial use than the instant proposal of reverting the property back to a residential use. The parking was granted and approved to support residential and office use which is in excess of the requirements for the change to a residential unit. There is no difference in the side yard setback requirements in B.C.Z.R. Section 402.1 for a converted dwelling to a two-family dwelling or a three-family dwelling when Deputy Zoning Commissioner Dyer decided the case before him in 1973.[2] Section 402 is unchanged. The required area and lot width requirements are satisfied. On the other hand, the Giacomo's and community have legitimate and heartfelt concerns regarding the effect of rental properties in the neighborhood, and the potential "snowball effect" of granting the request in this case. The case before me pertains solely to 15 Aigburth Road and the requested zoning relief. In this regard, there is no evidence to support a distinction and the impact on the adjacent neighbor/and neighborhood of residential uses of the Petitioners' proposed change to residential from commercial which I find is more in keeping with the residential zoning classification.

Zoning is an orderly and lawful process that protects the rights of individuals, citizens and their communities while allowing planned, orderly and proper uses of all kinds in appropriate places and under appropriate conditions and restrictions. Like any set of rules, it is only as strong as the consistency of its application. Much to the dismay of the Protestants, this is

[2] Comparing Petitioners' current site plan (Petitioners' Exhibit 1) and the site plan before Deputy Commissioner Dyer in 1973 (Petitioners' Exhibit 5) will evidence the very same existing 10-foot setback in lieu of the 15-foot required by B.C.Z.R. Section 402.1.

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Date 2-7-08
By

a case where consistency must be applied. Based on the 1973 decision, the side yard setback then required, the history of the site, and that the setback has remain unchanged, I believe that no variance is in fact required. I am, however, persuaded by Section 600 of the B.C.Z.R. that these regulations should be read in such a fashion as to impose the more severe requirements upon use so as to protect the health, safety and general welfare of the community. Accordingly, I shall impose conditions to the special hearing relief requested.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of February 2008 that the Petition for Special Hearing seeking relief from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the site plan approved in Case No. 73-209-RX, and to abandon the office use therein granted upon final approval of the conversion of the medical office to an apartment as requested, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED, for the reasons stated above, that the Petition for Variance to permit a 10' interior side yard setback (east side) instead of 15' required by B.C.Z.R. Section 402.1, be and is hereby DISMISSED AS MOOT; and

IT IS FURTHER ORDERED, for the reasons stated above, that this decision is subject to the following conditions precedent to the relief granted:

1. The property shall not be used as a "Boarding or Rooming House" as that term is defined in B.C.Z.R. Section 101; and

2. Should the Petitioners sell the property, the continuation of the third apartment on the first floor shall be subject to the approval by the Zoning Commissioner after a public hearing, pursuant to Section 500.7, and, if denied, the use on the first floor shall revert back to a medical office as approved in 1973; and

3. The building and grounds must be maintained in a state comparable to other single-family dwellings at all times. There shall be no "for rent" signs in front of the property, no parking pad arrangement of any kind

ORDER RECEIVED FOR FILING
Date 2-7-08
By

in the front lawn area of the property, no air conditioners mounted in the front windows and no storage of trash cans in the front yard lawn area between weekly trash pick-ups; and

4. A 6-foot high wood privacy fence starting from the garage shall be provided on the east and north sides of the parking area.

5. There shall be no changes to the exterior of the building except those required for proper maintenance.

IT IS FURTHER ORDERED that the Petition seeking variance relief to allow a 100' width of lot at front building line instead of 110' as required by B.C.Z.R. Section 402.1, and to permit a 13' wide access driveway instead of 20' required for 2-way movement as required by B.C.Z.R. Section 409.4A, be and are hereby DISMISSED AS MOOT.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

CONSIDER RECEIVED FROM PLANNING
Date 3-7-08
By DC

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 15 Aigburth Road

which is presently zoned DR 5.5

*(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)*

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

(This box to be completed by planner)

1. to amend site plan approved in Case # 73-209rx, and
2. to abandon the office use therein granted upon approval of the requested variances

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

John Geilfuss

Name - Type or Print

Signature

Angela M. Geilfuss

Name - Type or Print

Signature

9 Aigburth Road

Address — Telephone No.

Towson, Maryland 21286

City — State — Zip Code

Attorney For Petitioner:

Arnold Jablon

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Ave 410 494-6298

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

Representative to be Contacted:

Arnold Jablon

Name

210 Allegheny Ave 410 494-6298

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-118-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Reviewed By _____ Date 9/5/07

Date 2-7-08

By

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 15 Aigburth Road
which is presently zoned DR 5.5
Deed Reference: 25303 / 513 Tax Account # _____

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1. to permit 100' width of lot at front building line instead of 110' as required by section 402.1, BCZR and
2. to permit 10' interior side yard setback instead of 15' required by section 402.1, BCZR, and, if applicable,
3. to permit 13' wide access driveway instead of the 20' required for 2 way movement as required by section 409.4A, BCZR

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

to be explained at hearing

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

John Geilfuss
Name - Type or Print

Signature

Angela M. Geilfuss
Name - Type or Print

Signature

9 Aigburth Road
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Attorney For Petitioner:

Arnold Jablon
Name - Type or Print

Signature

210 Allegheny Ave
Company

Venable, LLP
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Arnold Jablon
Name

210 Allegheny Ave. 410 494-6298
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Case No. 08-118-SPHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

ORDER RECEIVED FOR FILING
Date 2-7-08
By DW

Reviewed by D.T. Date 9/5/07

REV 8/20/07

ZONING DESCRIPTION
#15 AIGBURTH ROAD

BEGINNING at a point on the north east side of Aigburth Road, 50 foot wide at the distance of 669' east of the centerline of York Road 80' wide as recorded in Deed Liber 25303, Folio 513 thence N 18° 21' E, 250.34'; thence N 18° 21' E,. 40.41'; thence S 71° 47' E, 100'; S 18° 21' W, 288.67' to PLACE OF BEGINNING. Containing 0.66 acres, more or less. Also known as #15 Aigburth Road and located in the 9th Election District, 5th Councilmanic District.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
NO. 21175
PROFESSIONAL LAND SURVEYOR

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
410.828.9060

08-118-SPHA

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: #08-118-SPHA
15 Algburth Road
N/east side of Algburth Road, 669 feet east of centerline of York Road
9th Election District - 5th Councilmanic District
Legal Owner(s): John & Angela Gellfuss

Special Hearing: to amend site plan approved in case #73-209-RX and to abandon the office use therein granted upon approval of the required variances. **Variance:** to permit 100 foot width of lot at front building line instead of 110 feet as required by Section 402.1, BCZR, and to permit 10 foot interior side yard setback instead of 15 feet required by Section 402.1, BCZR, and to permit 13 foot wide access driveway instead of the 20 feet required for 2 way movement as required by Section 409.4A, BCZR.

Hearing: Monday, January 28, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

160072
1/117 Jan. 10

CERTIFICATE OF PUBLICATION

1/10/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/10/, 2008.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

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: #08-118-SPHA
15 Algburth Road
N/east side of Algburth Road, 669 feet east of centerline of York Road
9th Election District — 5th Councilmanic District
Legal Owner(s): John & Angela Geilfuss

Special Hearing: to amend site plan approved in case #73-209-RX and to abandon the office use therein granted upon approval of the required variances. **Variance:** to permit 100 foot width of lot at front building line instead of 110 feet as required by Section 402.1, BCZR and to permit 10 foot interior side yard setback instead of 15 feet required by Section 402.1, BCZR, and to permit 13 foot wide access driveway instead of the 20 feet required for 2 way movement as required by Section 409.4A, BCZR.

Hearing: Tuesday, November 6, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/757 Oct. 23 152995

CERTIFICATE OF PUBLICATION

10/25/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/23/, 2007.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 05304

Date: 9/5/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				650.00
							Total:	650.00

Rec From: VENABLE

For: ITEM # 118 08-118-SPHA
15 AIGBURTH

D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 08-118-SPHA

Petitioner/Developer: JOHN & ANGELA GEILFUSS

Date of Hearing/Closing: 1-28-08

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

15 AIGBURTH RD

The sign(s) were posted on 1-12-08
(Month, Day, Year)

Sincerely,

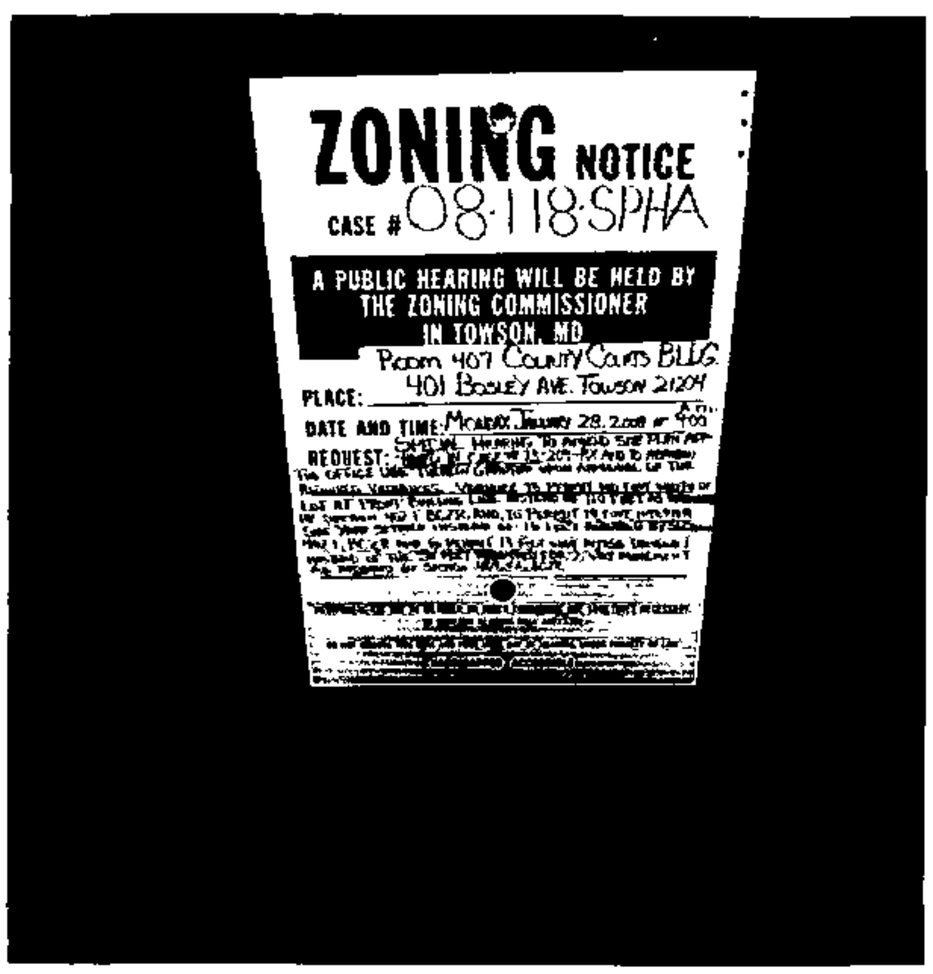
Robert Black 1-15-08
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 08-118-SPHA

Petitioner/Developer: JOHN & ANGELA GEILFUSS

Date of Hearing/Closing: 11-6-07

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

ATTN: Kristen Matthews {(410) 887-3394}

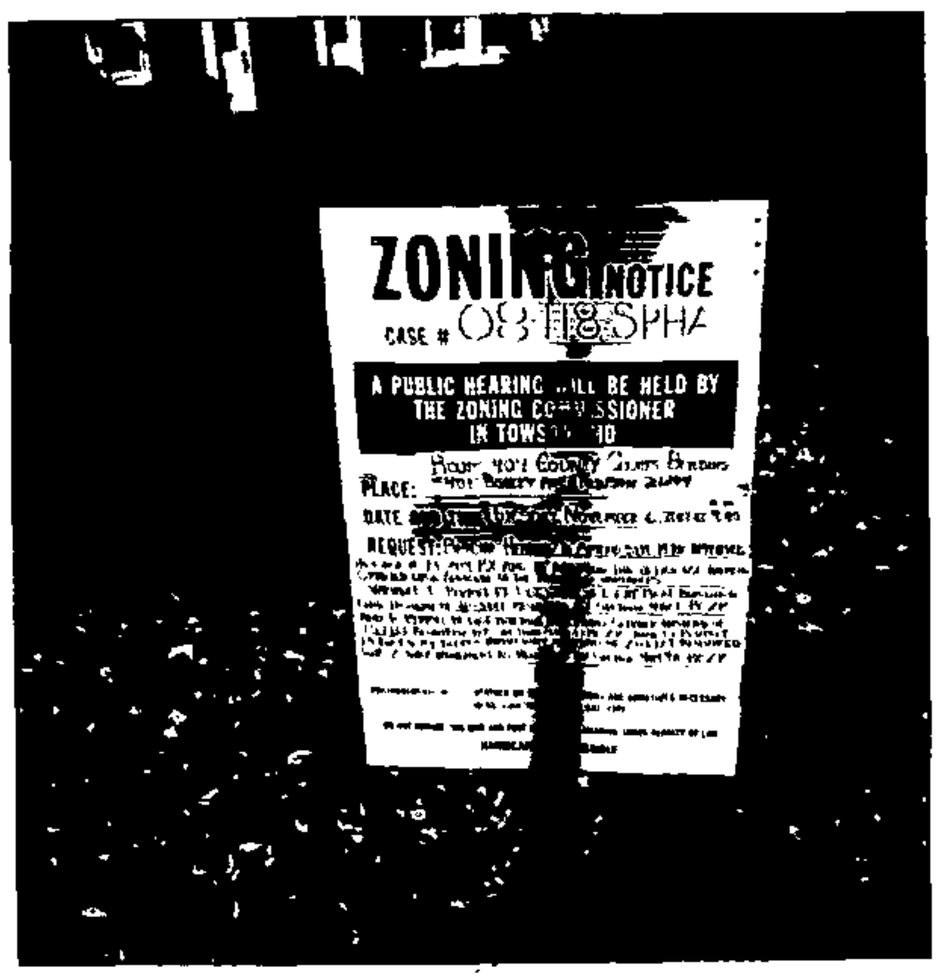
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 15 AIGBORTH RD

OCT 22, 2007

The sign(s) were posted on 10-22-07
(Month, Day, Year)

Sincerely,



Robert Black 10-23-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

Department of Permits and Development Management

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

Baltimore County

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

December 3, 2007

NEW NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-118-SPHA
15 Aigburth Road
N/east side of Aigburth Road, 669 feet east of centerline of York Road
9th Election District – 5th Councilmanic District
Legal Owners: John & Angela Geilfuss

Special Hearing to amend site plan approved in case #73-209-RX and to abandon the office use therein granted upon approval of the required variances. Variance to permit 100 foot width of lot at front building line instead of 110 feet as required by Section 402.1, BCZR, and to permit 10 foot interior side yard setback instead of 15 feet required by Section 402.1, BCZR, and to permit 13 foot wide access driveway instead of the 20 feet required for 2 way movement as required by Section 409.4A, BCZR.

Hearing: Monday, January 28, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, Venable, 210 Allegheny Avenue, Towson 21204
John & Angela Geilfuss, 9 Aigburth Road, Towson 21286
Frank Borgerding, Jr., 409 Washington Avenue, Ste. 600, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 12, 2008.**
(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, January 10, 2008 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6298

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: 08-118-SPHA
15 Aigburth Road
N/east side of Aigburth Road, 669 feet east of centerline of York Road
9th Election District – 5th Councilmanic District
Legal Owners: John & Angela Geilfuss

Special Hearing to amend site plan approved in case #73-209-RX and to abandon the office use therein granted upon approval of the required variances. Variance to permit 100 foot width of lot at front building line instead of 110 feet as required by Section 402.1, BCZR, and to permit 10 foot interior side yard setback instead of 15 feet required by Section 402.1, BCZR, and to permit 13 foot wide access driveway instead of the 20 feet required for 2 way movement as required by Section 409.4A, BCZR.

Hearing: Monday, January 28, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 2, 2007

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: 08-118-SPHA
15 Aigburth Road
N/east side of Aigburth Road, 669 feet east of centerline of York Road
9th Election District – 5th Councilmanic District
Legal Owners: John & Angela Geilfuss

Special Hearing to amend site plan approved in case #73-209-RX and to abandon the office use therein granted upon approval of the required variances. Variance to permit 100 foot width of lot at front building line instead of 110 feet as required by Section 402.1, BCZR, and to permit 10 foot interior side yard setback instead of 15 feet required by Section 402.1, BCZR, and to permit 13 foot wide access driveway instead of the 20 feet required for 2 way movement as required by Section 409.4A, BCZR.

Hearing: Tuesday, November 6, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, Venable, 210 Allegheny Avenue, Towson 21204
John & Angela Geilfuss, 9 Aigburth Road, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 22, 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.

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: 08-118-SPHA

Petitioner: GEILFUSS

Address or Location: 15 AIGBURTH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTELL

Address: VENABLE, LLP
210 ALLEGHENY AVE.
TOWSON, MD 21204

Telephone Number: 410-494-6298

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

November 1, 2007

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

Arnold Jablon
Venable, LLC
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

RE: Case Number: 08-118-SPHA 15 Alghburth Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 5, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: Peoples Council
John & Angela Geilfuss, 9 Aigburth Road, Towson, MD. 21204

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

State Highway Administration
Maryland Department of Transportation

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

Date: SEPT. 10, 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. 8-118-SPHA
15 AIGBURTH ROAD
GEIFUSS PROPERTY
SPECIAL HEARING
VARIANCE

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. 8-118-SPHA.

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,

Michael P. Bailey
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 17, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2007
Item Nos. 08-069, 082, 105, 106, 107, 108, 109, 111, 113, 114, 115, 117, 118, 119, 120, 122 and 123

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- 09172007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-118- Special Hearing and Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\8-118.doc

Zoning Office
Department of Permits and Development Management
111 West Chesapeake Ave
Towson, Maryland 21204

Zoning Office:

Please be advised that we, the undersigned, have authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed are for property located at 15 Aigburth Road, Towson, property we own.

By: _____ 8/20/07 (Date)
John Geilfuss

9 Aigburth Road, Towson, Maryland 21204
address

By: _____ 8/20/07 (Date)
Angela M. Geilfuss

9 Aigburth Road, Towson, Maryland 21204
address

To:

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

(410) 494-6244

aldontell@venable.com

August 22, 2007

HAND DELIVERED
Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing and Petition for Variance
Petitioner: John Geilfuss
Location: 15 Aigburth Road

Dear Mr. Richards:

I am drop filing the enclosed Petition for Special Hearing and Petition for Variance for the above-referenced property. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Special Hearing (3)
2. Petition for Variance (3)
3. Zoning Descriptions (3)
4. Site Plans (12)
5. Portion of 200' Scale 2004 Zoning Map
6. Newspaper advertising form (1)
7. Check in the amount of $650.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,

Amy L. Dontell

Amy L. Dontell
Paralegal

ALD
Enclosures
cc: Arnold Jablon, Esquire

TO1DOCS1/#249438v1

08-118-SPHA

GEILEUSS

LSD 08

15 HIGHGATE

PR

13-009-A

FRANCIS X. BORGERDING, JR.
Attorney at Law
MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

November 1, 2007

William J. Wiseman, III
Zoning Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RECEIVED
NOV 01 2007
BY:

RE: Petitions for Special Hearing and Variance
15 Aigburth Road
John Geilfuss and Angela IM. Geilfuss, Petitioners
Case No.: 08-118-SPHA

Dear Commissioner Wiseman:

I have just been retained by Jack and Judith Giacomo who reside at 17 Aigburth Road, Towson, Maryland 21204, which lies adjacent to the property which is the subject of the above-referenced hearing, 15 Aigburth Road, Towson, Maryland 21204. This correspondence is being written to request a postponement of the above-referenced hearing now scheduled before the Zoning Commissioner for Baltimore County on Tuesday, November 6, 2007, at 9:00 a.m. The reason for the requested postponement is that I have a scheduling conflict on Tuesday, November 6, 2007, in that I am scheduled to attend a seminar put on by CNA Insurance at Camden Yards Complex in Baltimore City. In addition, my clients have just retained me in reference to this matter after learning of this matter from the zoning notice sign which was posted on the above-referenced property and additional time is needed to properly prepare for the above-referenced hearing.

I apologize for any inconvenience this requested postponement may cause. If this matter is postponed, I will coordinate with opposing counsel to reset this matter in at the Commissioner's earliest convenience. Thank you for your consideration of this matter.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXBJr:bjk
cc: Arnold Jablon, Esquire
Mr. and Mrs. Jack Giacomo

From: Patricia Zook
To: Freeburger, Andrea
Date: 01/18/08 11:01:21 AM
Subject: Fwd: Case No.: 08-118-SPHA

Hi Andrea -

Please see the attached that was sent to the attorneys and to Kristen (as FYI).

The file was returned to Kristen so that she could schedule the hearing at the convenience of the attorneys.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CC: Wiley, Debra

November 2, 2007

FRANCIS X. BORGERDING, JR., ESQUIRE
409 WASHINGTON AVENUE, SUITE 600
TOWSON, MD 21204

Via Facsimile & U.S. Mail
410 296 6884

RE: Petitions for Special Hearing and Variance
15 Aigburth Avenue
Petitioners: John and Angela Geilfuss
Case No.: 08-118-SPHA

Dear Mr. Borgerding:

I am in receipt of your letter dated November 1, 2007 requesting a postponement of the above-referenced matter. In your letter, you indicate that you have been retained by the adjacent property owners, Jack and Judith Giacomo, at 17 Aigburth Avenue, and that you have a scheduling conflict with the scheduled hearing. You also indicate that, having just recently been retained, you desire additional time to prepare for the hearing.

I spoke yesterday by telephone with Arnold Jablon, Esquire, counsel for Petitioners, to determine his position concerning your request. Mr. Jablon indicated he did not oppose your request. Under the circumstances, I find good cause to grant the postponement request, and therefore, the above-referenced case scheduled for Tuesday, November 6, 2007, shall be postponed and re-scheduled. Please contact Ms. Kristen Matthews to obtain a mutually agreeable hearing date. In addition, it would appear that, the property having already been properly posted and published, that Mr. Borgerding's clients should contribute to the expense of re-posting and re-publishing the property for the next hearing date; however, I will leave that issue for counsel to resolve.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

c: Arnold Jablon, Esquire, Venable LLP, 210 Allegheny Avenue, Towson MD 21204
(Via Facsimile & U.S. Mail) *410 821 0147*

BW 1/28 9AM

To Mr. Timothy Kotroco

RECEIVED
JAN 2 8 2008
BY:.....

RE Case #08-118-SPHA

Dear Mr. Kotroco:

My husband and I and our two children, ages 13 and 18, reside at 21 Aigburth Rd.

We strongly oppose approval of the request for a zoning change on our street. Our neighborhood was originally a safe place to raise our children; the proximity to Towson High School as well as its reputation caused our son to choose it over the number of private schools to which he was accepted.

The apartments that exist in the building have been a source of distress in the past promoting involvement with the local schools regarding activities of the occupants.

I appreciate the owners statement that they will rent to 'good Christian people.' However, it is my basic understanding of the law that questions that would lead to that conclusion are discriminatory, so this assurance is unfounded, nor do we want our neighborhood to be a place of discrimination. We seek for it to be a neighborhood of single family homes that preserve the integrity of the area and foster personal well being.

Thank you for your consideration in this matter.

Ann and Randolph Rothschild
21 Aigburth Rd
410-828-1910
Cc: jack and Judith Giacomo

Jack & Judith Giacomo

17 Aigburth Rd.

Towson, MD 21286

RECEIVED
FEB 04 2008
BY:_____

William J. Wiseman, III

Zoning Commissioner for Baltimore County

401 Bosley Ave., Suite 405

Towson, MD 21204

Re: Petitions for Special Hearing and Variance

Case # 08-118-SPHA

Dear Commissioner Wiseman,

When I testified on 1-28-08 as to possible conditions, if you granted the variance, I forgot to hand you the requested conditions in writing. Since I can sometimes mumble I thought you would find the written word easier to understand.

- **6 foot high wood privacy fence on the East & North side of parking lot starting from the garage.**
- **No parking on front or back lawns.**
- **No "For Rent" signs in front of property.**
- **No parking pad constructed on the front lawn of property.**
- **No air conditioners mounted in the front windows.**
- **No trash cans stored on front lawn between weekly trash pick-ups.**

Thank you for your consideration.

Sincerely,

Judith M. Giacomo

Cc: Arnold Jablon, Esquire

Frank Borgerding, Esquire

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-118-SPHA
DATE 1-28-08

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
VINCENT MOSKUNAS SITE RITE SURVEY INC. INC	200 E. JOPPA RD.	TOWSON MD. 21286	✓
ARNOLD JABLON	210 ALLEGHENY AVE	TOWSON	✓
✓ JOHN Geilfuss	9 Aigburth Rd	Towson Md 21286	✓
✓ Angie Geilfuss	" " "	" " "	✓
✓ Erik Schutz	15 Aigburth Rd	Towson MD 21286	✓
✓ Sara Gorman	15 Aigburth Rd.	Towson, MD 21286	✓
✓ Cassandra Pace	15 Aigburth Rd	Towson, MD 21286	✓
✓ Ryan Casey	66 Burkleigh Rd	Towson, MD 21286	✓
Suzanne Walther	304 Aigburth Rd.	Towson Md. 21286	✓
Nikki Davis	53 Burkleigh Rd	Towson Md 21286	✓
Noel Fales	19 Cedar Ave	Towson Md 21286	✓
✓ Tom Geilfuss	9 Aigburth Rd.	Towson MD 21286	✓

PLEASE PRINT CLEARLY

CASE NAME 08-118 SPHA
CASE NUMBER
DATE 1-28-08

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Elizabeth Kahl	61 Berkshire Road	Towson, MD 21286	bzkahl@yahoo.com
Christina RABORN	601 Wilton Road.	Towson, MD. 21286	Chris.raborn@gmail.com
Fay Citerone	909 Rapparx Ct	Towson, MD 21286	Fay.Citerone@gmail.com
Richard Ames Ledbetter	9 Maryland Ave	Towson, MD 21286	amesledbetter@hotmail.com
Ed KILCULLEN	100 MARYLAND AVE	TOWSON, MD 21286	edkilcullen@yahoo.com
HARV. NOYES	609 COVENTRY RD.	TOWSON, MD 21286	hlnoyes@juno.com
Brenda Ames-Ledbetter	9 Maryland Ave.	Towson, MD 21286	amesledbetter@hotmail.com
Susan Hartman	18½ Cedar Ave	Towson MD 21286	susan@dirtylinen.com
Paul Hartman	18½ Cedar Ave	Towson MD 21286	paul@dirtylinen.com
JASON VETTORI Esq.	5 MARYLAND AVE / 600 WASHINGTON AVE / STE. 200	TOWSON, MD 21286 / TOWSON MD 21204	jvettori@gildeallc.com
Sally Malena	18 AIGBURTH RD	TOWSON MD 21286	Sally@humanandrohde.com
HOWARD TAYLOR	8 MARYLAND AVE	TOWSON MD 21286	fnewman@towson.edu
JUDITH GIACOMO	17 AIGBURTH RD	TOWSON MD 21286	REDDSKYE@COMCAST.NET
JACK L. GIACOMO	17 AIGBURTH RD.	TOWSON MD 21286	JLGIACOMO@COMCAST.NET

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
15 Aigburth Road; NE/S Aigbuth Road, 669' E c/line of York Road	*	ZONING COMMISSIONER
Legal Owner(s): John & Angela Geilfuss Petitioner(s)	*	FOR
	*	BALTIMORE COUNTY
	*	08-118-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of September, 2007, a copy of the foregoing Entry of Appearance was mailed Arnold Jablon, Esquire,Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
SEP 14 2007
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BURKLEIGH SQUARE COMMUNITY ASSOCIATION
61 Burkshire Road
Towson, Maryland 21286

Case # 08-118 SPHA

January 18, 2008

Baltimore County Zoning Commissioner
New Courts Building
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Dear Zoning Commissioner

On Monday, January 21, 2008, the Board of the Burkleigh Square Community Association voted to oppose the petition by the owners of #15 Aigburth Road for variances needed for further conversion a house that was originally a single-family home into multiple apartments.

No doubt at one time, #15 Aigburth had a legitimate special exception use, which permitted a professional office in the residence of the dentist or doctor, who lived there. With time, this "exceptional" use was subverted into a first floor medical office and two apartments on the upper floors.

How that happened we cannot say. However, we do know that applying a succession of special exceptions or variances to increase density in a neighborhood will erode a desirable single-family residential neighborhood into an undesirable overcrowded one. We have seen that happen to 9 acres on the western edge of Towson Manor Village, just a few blocks north of this property. Investors exploiting a ready market of un-housed university students used these properties as not homes, but as investments. They overwhelmed and drove out the adjacent homeowners with illegal conversions, code violations and overcrowded rentals.

While that may not be the intent of the present owners of #15 Aigburth, increasing the number of apartments in #15 will set up a precedent to justify more changes in an neighborhood that is working to remain the desirable, stable residential community that it is today.

The most desirable outcome for #15 Aigburth for our community is for it to be restored to a single-family, owner-occupied home. Every effort to go in the opposite direction is a step in degrading our communities. Increased hard surface parking required for more apartment units, more cars, more crowded housing does not promote a healthy community. We oppose the requested variances and urge you to deny them.

Respectfully yours,

Elizabeth Z. Kahl
President
Burkleigh Square Community Association

PROTESTANT'S
EXHIBIT NO. 13

WILTONDALE

January 23, 2008

Zoning Review Bureau
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case 08-118-SPHA

To whom it may concern,

I am writing on behalf of the Wiltondale Improvement Association regarding the property at 15 Aigburth Road and the above-referenced zoning variance request.

Our neighborhood includes homes on Cedar Avenue, which intersects Aigburth Road very near the subject property. Residents of our community include taxpayers who moved here prior to the build-up of large commercial sites such as York at Terrace Dale and have witnessed the sad decline of student-occupied properties on Hillside and Hilltop Roads. Wiltondale is only one of several communities in which the quality of life is being adversely affected by Towson University's inability or unwillingness to provide adequate housing on campus for their mandated 50% enrollment expansion.

As you may be aware, the Baltimore County Police Department has been required to institute a new unit to patrol nearby neighborhoods specifically in response to increasing student tenant problems. Reports from this patrol have documented an unprecedented number of noise violations, vandalism, and public drunkenness/urination incidents. Our communities, many of which date back to the 1920's, cannot and should not be expected to surrender their unique identities and quality of life in order to provide a relief valve for a student housing crisis they had no hand in creating.

When the property at 15 Aigburth Road was sold to the new owner in February 2007, the remarks offered in the multiple listing stated "Recorded exception for doctor's office/2 apts only!" The buyer clearly was well informed of the restrictions that currently exist on the use of this house. To now request three variances as a predicate for a doubling of the number of apartment units in one house is an unwarranted and unwelcome over-use of a property in a DR5.5 zone.

In the interest pf preserving the essence and rich character of our Towson communities, we ask that the requested variances be denied.

Sincerely,

Russell J. Pope
President

PROTESTANT'S
EXHIBIT NO. 14

RESOLUTION OF THE
WILTONDALE IMPROVEMENT ASSOCIATION

BE IT RESOLVED: that at the Annual Meeting of the Wiltondale Improvement Association held on January 11, 2008, it was decided by the Association that responsibility for review and action on all zoning matters for calendar year 2008 be placed in the Board of Directors, consisting of the following Members:

Fritz Behlen
Carl Behm
Tim Burkett
Joe Burkhardt
Trish Coan
Jim Connelly
Craig DeMallie
Andy Evans
Kathy Fick
Chuck Fleury
Phyllis Gray
Anne Harriot
Jennifer Hervey
Eric Hutter
Katie Kimball
Tim Kuhn
Ken MacIntosh
Julie Marlow
Jay Massa
Ann Miller
Greg Mingo
Lauri Moylan
Brian Murphy
Harvey Noyes
Kathleen Nuetzel
Russell Pope
Chris Raborn
Kyle Richards
Fred Ross
Kristen Rudolph
John Runge
Joe Schoenfeld
Bill Sherman
Mitch Vandiver

AS WITNESS OUR HANDS AND SEAL this 23rd day of January, 2008.

Wiltondale Improvement Association

President

Kathleen H Nuetzel
Secretary

AFFIDAVIT

COUNTY OF BALTIMORE)
) TO WIT:
STATE OF MARYLAND)

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that Harvey Noyes currently is a duly-elected member of the Board of Directors of the Wiltondale Improvement Association.

Wiltondale Improvement Association

President

Kathleen H Nuetzel
Secretary

1-23-2008
Date

AFFIDAVIT

COUNTY OF BALTIMORE)
) TO WIT:
STATE OF MARYLAND)

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that Chris Raborn currently is a duly-elected member of the Board of Directors of the Wiltondale Improvement Association.

Wiltondale Improvement Association

President

Secretary

1-23-2008

Date

Tax ID: 04090918101084
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 2 AIGBURTH AVE, TOWSON MD 21286

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: ROBERT M REIER
Addtnl:

Condo/Coop Project:
Phone #:
Absent Owner: Yes
Company Owner:
Care of Name:

MAILING ADDRESS: 317 CHAPELWOOD LN, TIMONIUM, MD 21093 2813

LEGAL DESCRIPTION: IMPSLOT SS AIGBURTH AVE 2 AIGBURTH AVE 281 E YORK ROAD

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 435
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $4,379
State/County Tax: $3,796
Spec Tax Assmt: $583
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$313,200	$158,800	$154,400	
2006	$277,632	$68,800	$137,700	
2005	$242,066	$68,800	$115,400	

DEED Deed Liber: 11440 Deed Folio: 423

Transfer Date	Price	Grantor	Grantee
21-Feb-1996	$0	REIER CHARLES H	REIER ROBERT M
	$0		REIER CHARLES H

PROPERTY DESCRIPTION

Year Built: 1939
Irregular Lot:
Land Use Code: Commercial
Property Class: C
Zoning Desc: DENSITY RESIDENTIAL
Prop Use: COMMERCIAL
Building Use: APARTMENTS
Lot Description:

Zoning Code: DR16
Square Feet: 14,400
Plat Liber/Folio: /
Quality Grade:
Xfer Devel.Right:
Site Influence: NON-INCOME PRODUCI

Census Trct/Blck: /
Acreage: 0.33
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					

Foundation:
Ext Wall:
Stories:

Roofing:
Style:
Units: 0

# of Dormers:
Year Remodeled:
Model/Unit Type:

Total Building Area:
Patio/Deck Type: Sq Ft:
Balcony Type: Sq Ft:
Attic Type: Sq Ft:

Living Area: 3,428
Porch Type:
Pool Type:
Roof Type:

Base Sq Ft:
Sq Ft:
Sq Ft:

Rooms:
Bedrooms:
Full Baths:
Half Baths:
Baths:

Fireplace Type:
Bsmt Type:
Bsmt Tot Sq Ft:
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces:
Garage Type:
Garage Const.:
Garage Sq Ft:
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:
Gas: Heat:
Electric: Water: Public

Air Conditioning:
Interior Floor:
Outbuildings:
Sewer: Public Fuel:
Underground: Walls:

Update Date : 29-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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... t guaranteed.

PROTESTANT'S

EXHIBIT NO. 15

Addresses searched
1-30 Aigburth Rd

Absent owners are # 2,
#12 and #15.

Tax ID: 04090918100360
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 4 AIGBURTH AVE, TOWSON MD 21286

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: MALCOLM F SPICER
Addtnl:

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: No

MAILING ADDRESS: 4 AIGBURTH RD, BALTIMORE, MD 21286

LEGAL DESCRIPTION: IMPSSS AIGBURTH AVE 4 AIGBURTH AVE E OF YORK RD

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 436
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $4,375
State/County Tax: $3,796
Spec Tax Assmt: $580
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$313,180	$93,600	$219,580	
2006	$268,622	$42,600	$136,910	
2005	$224,066	$42,600	$128,230	

DEED Deed Liber: 16639 Deed Folio: 742

Transfer Date	Price	Grantor	Grantee
24-Jul-2002	$210,000	DESIMONE, PETER G	SPICER, MALCOLM F JR
22-Dec-1989	$160,000	REIER MARY R	DESIMONE PETER G

PROPERTY DESCRIPTION

Year Built: 1951
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 14,400
Plat Liber/Folio: /
Quality Grade: AVERAGE
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: /
Acreage: 0.33
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Brick				
Story Type:	2B				
Description:					
Dimensions:					
Area:	2,800				

Foundation:
Ext Wall:
Stories: 2B
Total Building Area:
Patio/Deck Type: Sq Ft:
Balcony Type: Sq Ft:
Attic Type: Sq Ft:

Roofing:
Style: Standard Unit
Units: 1

Living Area: 2,800
Porch Type: 1 Story-Open
Pool Type:
Roof Type:

# of Dormers:
Year Remodeled: 1951
Model/Unit Type: STANDARD UNIT
Base Sq Ft: 1,400
Sq Ft: 80
Sq Ft:

Rooms:
Bedrooms:
Full Baths: 3
Half Baths: 0
Baths: 3.00

Fireplace Type:
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 1,400
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces:
Garage Type:
Garage Const.:
Garage Sq Ft:
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:
Gas: Heat:
Electric: Water: Public

Air Conditioning:
Interior Floor:
Outbuildings:
Sewer: Public
Underground:

Fuel:
Walls:

Update Date : 29-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Tax ID: 04092100005083
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 8 AIGBURTH RD, TOWSON MD 21286 1103

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: NANCY C BALL
Addtnl:

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: No

MAILING ADDRESS: 8 AIGBURTH RD, TOWSON, MD 21286 1103

LEGAL DESCRIPTION: IMPS.33245 AC 8 AIGBURTH RD 420 FT SE OF YORK RD

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 1145
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $7,148
State/County Tax: $6,780
Spec Tax Assmt: $368
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$559,440	$93,620	$465,820	
2006	$498,876	$42,620	$335,130	
2005	$438,313	$42,620	$158,630	

DEED Deed Liber: 14607 Deed Folio: 298

Transfer Date	Price	Grantor	Grantee
31-Jul-2000	$294,900	PETRILLI, BENJAMIN A	BALL, NANCY C
14-Jun-1988	$0	PETRILLI BENJAMI N A	PETRILLI BENJAMIN A

PROPERTY DESCRIPTION

Year Built: 1990
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 14,482
Plat Liber/Folio: /
Quality Grade: GOOD
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 490,800/2002
Acreage: 0.33
Property Card:
Road Description:
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	2.5B	2	1		
Description:					
Dimensions:					
Area:	3,120	138	423		

Foundation:
Ext Wall: Siding - Alum/Viny
Stories: 2.5B

Roofing:
Style: Standard Unit
Units: 1

# of Dormers: 2
Year Remodeled: 1990
Model/Unit Type: STANDARD UNIT

Total Building Area:
Patio/Deck Type: DECK Sq Ft: 376
Balcony Type: Sq Ft:
Attic Type: Sq Ft:

Living Area: 3,681
Porch Type: Enclosed
Pool Type:
Roof Type:

Base Sq Ft: 1,740
Sq Ft: 400
Sq Ft:

Rooms:
Bedrooms:
Full Baths: 5
Half Baths: 0
Baths: 5.00

Fireplace Type: BRCK
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 1,740
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces: 1
Garage Type: Detached
Garage Const.: FRAME
Garage Sq Ft: 576
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:
Gas:
Electric:

Heat:
Water: Public

Air Conditioning: Combined System
Interior Floor:
Outbuildings:
Sewer: Public
Underground:

Fuel:
Walls:

Update Date : 29-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Tax ID: 04090913129600
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 9 AIGBURTH RD, TOWSON MD 21286 1104

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: JOHN GEILFUSS
Addtnl: ANGELA M

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: No

MAILING ADDRESS: 9 AIGBURTH RD, BALTIMORE, MD 21286 1104

LEGAL DESCRIPTION: IMPS 9 AIGBURTH RD NS 1320FT FROM YORK RD

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 438
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $6,529
State/County Tax: $6,057
Spec Tax Assmt: $472
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$499,760	$96,900	$402,860	
2006	$467,986	$45,900	$358,540	
2005	$436,213	$45,900	$4,410	

DEED Deed Liber: 16711 Deed Folio: 618

Transfer Date	Price	Grantor	Grantee
15-Aug-2002	$241,000	HOUSEHOLD FINANCE CORPORATION	GEILFUSS, JOHN & ANGELA M
28-Feb-2002	$331,339	MCLEAN, WILLIAM H 3RD	HOUSEHOLD FINANCE CORPORATION
05-Dec-1985	$0	MCLEAN WILLIAM H,JR	MCLEAN WILLIAM H,3RD

PROPERTY DESCRIPTION

Year Built: 1905
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 27,610
Plat Liber/Folio: /
Quality Grade: GOOD
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 490,800/2003
Acreage: 0.63
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Frame	Frame			
Story Type:	2.5B	1B			
Description:					
Dimensions:					
Area:	2,400	604			

Foundation:
Ext Wall:
Stories: 2.5B

Roofing: Slate
Style: Standard Unit
Units: 1

# of Dormers:
Year Remodeled: 1905
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 3,004
Base Sq Ft: 1,564

Patio/Deck Type:
Sq Ft: 456
Porch Type: 1 Story-Open
Sq Ft: 380

Balcony Type:
Sq Ft:
Pool Type:
Sq Ft:

Attic Type:
Sq Ft:
Roof Type:

Rooms:
Bedrooms:
Full Baths: 3
Half Baths: 0
Baths: 3.00

Fireplace Type: BRCK
Bsmt Type: Fully Finished
Bsmt Tot Sq Ft: 1,564
Bsmt Fin Sq Ft: 400
Bsmt Unfin Sq Ft: 1,164

Fireplaces: 1
Garage Type: Detached
Garage Const.: FRAME
Garage Sq Ft: 522
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:

Air Conditioning: Combined System
Interior Floor:
Outbuildings:

Gas:
Electric:

Heat:
Water: Public

Sewer: Public
Underground:

Fuel:
Walls:

Update Date : 27-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Tax ID: 04092100005082
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 10 AIGBURTH AVE, TOWSON MD 21286 1103

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: ALAIN I REYNOSO
Addtnl: MARISSA LINDA P
Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 10 AIGBURTH RD, BALTIMORE, MD 21286 1103

LEGAL DESCRIPTION: IMPS.2396 AC SS AIGBURTH AVE 440FT SE OF YORK RD

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:
Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:
Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 1144
Plat Folio:
Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $4,810
State/County Tax: $4,218
Spec Tax Assmt: $592
Front Foot Fee:
Exempt Class: 000
Tax Class:
City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:
Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$348,000	$92,600	$255,400	
2006	$300,140	$41,600	$162,820	
2005	$252,280	$41,600	$153,050	

DEED Deed Liber: 16141 Deed Folio: 48

Transfer Date	Price	Grantor	Grantee
25-Feb-2002	$100,000	GAMMA CONSTRUCTION COMPANY INC	REYNOSO, ALAIN I & MARISSA
26-Oct-2000	$74,500	PETRILLI, BENJAMIN A	GAMMA CONSTRUCTION COMPANY IN(
14-Jun-1988	$0	PETRILLI BENJAMI N A	PETRILLI BENJAMIN A

PROPERTY DESCRIPTION

Year Built: 2002
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:
Zoning Code:
Square Feet: 10,436
Plat Liber/Folio: /
Quality Grade: AVERAGE
Xfer Devel.Right:
Site Influence:
Census Trct/Blck: 490,800/2002
Acreage: 0.24
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	2B	1			
Description:					
Dimensions:					
Area:	1,744	72			

Foundation:
Ext Wall: Siding - Alum/Viny
Stories: 2B
Roofing:
Style: Standard Unit
Units: 1
# of Dormers:
Year Remodeled:
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 2,136
Base Sq Ft: 944

Patio/Deck Type: Sq Ft: 400
Balcony Type: Sq Ft:
Attic Type: Sq Ft:
Porch Type: Porch-No Roof Sq Ft: 24
Pool Type: Sq Ft:
Roof Type:

Rooms:
Bedrooms:
Full Baths: 0
Half Baths: 0
Baths: 0.00
Fireplace Type: FRME
Bsmt Type: Walkout Level
Bsmt Tot Sq Ft: 944
Bsmt Fin Sq Ft: 1
Bsmt Unfin Sq Ft: 943
Fireplaces: 1
Garage Type: Attached
Garage Const.: FRAME
Garage Sq Ft: 440
Garage Spaces:

Other Rooms: ROOM OVER GARAGE
Other Amenities:
Appliances:
Air Conditioning: Combined System
Interior Floor:
Outbuildings:

Gas:
Electric:
Heat:
Water: Public
Sewer: Public
Underground:
Fuel:
Walls:

Update Date : 29-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Accuracy of square footage, lot size and other information is not guaranteed.

Tax ID: 04090920450090
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 12 AIGBURTH RD, TOWSON MD 21286 1103

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: ROBERT DAVID BATTISTA
Addtnl:

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: Yes

MAILING ADDRESS: 1702 OAKFIELD AVE, BALTIMORE, MD 21221 3046

LEGAL DESCRIPTION: IMPS.514 AC SS AIGBURTH 12 AIGBURTH RD 300FT W OF MARYLAND AVE

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 437
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $5,227
State/County Tax: $4,686
Spec Tax Assmt: $542
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$386,600	$95,620	$290,980	
2006	$316,636	$44,620	$132,090	
2005	$246,673	$44,620	$124,840	

DEED Deed Liber: 21062 Deed Folio: 248

Transfer Date	Price	Grantor	Grantee
02-Dec-2004	$355,000	DORN, ERIC WILLIAM	BATTISTA, ROBERT DAVID
24-Jun-1997	$175,000	BRINKER JOHN G	DORN, ERIC WILLIAM,
20-Jan-1992	$197,500	DOTT A ERIC	BRINKER JOHN G

PROPERTY DESCRIPTION

Year Built: 1913
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 22,500
Plat Liber/Folio: /
Quality Grade: AVERAGE
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 490,800/2002
Acreage: 0.52
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Wood				
Story Type:	2.5B	1			
Description:					
Dimensions:					
Area:	2,945	52			

Foundation:
Ext Wall: Shingle - Wood
Stories: 2.5B

Roofing:
Style: Standard Unit
Units: 1

# of Dormers:
Year Remodeled: 1913
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 2,997
Base Sq Ft: 1,230

Patio/Deck Type: Sq Ft:
Balcony Type: Sq Ft:
Attic Type: Sq Ft:

Porch Type: 1 Story-Open Sq Ft: 312
Pool Type: Sq Ft:
Roof Type:

Rooms:
Bedrooms:
Full Baths: 4
Half Baths: 0
Baths: 4.00

Fireplace Type: BRCK
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 1,230
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces: 1
Garage Type: Detached
Garage Const.: FRAME
Garage Sq Ft: 558
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:
Gas:
Electric:

Heat:
Water: Public

Air Conditioning:
Interior Floor:
Outbuildings:
Sewer: Public
Underground:

Fuel:
Walls:

Update Date : 27-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Tax ID: 04090922250090
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 14 AIGBURTH RD, TOWSON MD 21286 1103

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: JACKSON Y DOTT
Addtnl:

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: No

MAILING ADDRESS: 14 AIGBURTH RD, TOWSON, MD 21286 1103

LEGAL DESCRIPTION: IMPSLT SS AIGBURTH RD 210 W OF CEDAR AVE

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 431
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $3,847
State/County Tax: $3,424
Spec Tax Assmt: $424
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$282,470	$94,250	$188,220	
2006	$253,276	$43,250	$151,640	
2005	$224,083	$43,250	$140,030	

DEED Deed Liber: 8659 Deed Folio: 764

Transfer Date	Price	Grantor	Grantee
29-Nov-1990	$0	DOTT ESTHER J	DOTT JACKSON Y

PROPERTY DESCRIPTION

Year Built: 1952
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 17,004
Plat Liber/Folio: /
Quality Grade: AVERAGE
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 490,800/2002
Acreage: 0.39
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Brick				
Story Type:	1.5				
Description:					
Dimensions:					
Area:	2,294				

Foundation:
Ext Wall:
Stories: 1.5

Roofing: Slate
Style: Standard Unit
Units: 1

# of Dormers: 1
Year Remodeled: 1952
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 2,294
Base Sq Ft: 1,529

Patio/Deck Type: Sq Ft: 72
Balcony Type: Sq Ft:
Attic Type: Sq Ft:

Porch Type: Sq Ft:
Pool Type: Sq Ft:
Roof Type:

Rooms:
Bedrooms:
Full Baths: 3
Half Baths: 0
Baths: 3.00

Fireplace Type: BRCK
Bsmt Type: Fully Finished
Bsmt Tot Sq Ft: 0
Bsmt Fin Sq Ft: 350
Bsmt Unfin Sq Ft:

Fireplaces: 1
Garage Type: Carport
Garage Const.:
Garage Sq Ft: 598
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:
Gas:
Electric:

Heat:
Water: Public

Air Conditioning:
Interior Floor:
Outbuildings:
Sewer: Public
Underground:

Fuel:
Walls:

Update Date : 27-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Tax ID: 04090913755030
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 15 AIGBURTH RD, TOWSON MD 21286 1104

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: JOHN F GEILFUSS
Addtnl: ANGELA M
MAILING ADDRESS: 9 AIGBURTH RD, TOWSON, MD 21286 1104
Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: Yes

LEGAL DESCRIPTION: IMPSLT NES AIGBURTH RD 15 AIGBURTH RD 625 E YORK RD

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:
Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:
Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 439
Plat Folio:
Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $5,878
State/County Tax: $4,949
Spec Tax Assmt: $929
Front Foot Fee:
Exempt Class: 000
Tax Class:
City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:
Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$408,320	$97,220	$311,100	
2006	$367,526	$46,220	$239,720	
2005	$326,733	$46,220	$225,620	

DEED Deed Liber: 25303 Deed Folio: 513

Transfer Date	Price	Grantor	Grantee
06-Mar-2007	$500,000	ROIG, RAMON F	GEILFUSS, JOHN F & ANGELA M
29-Oct-1984	$169,000	MOORE FILBERT L	ROIG RAMON F

PROPERTY DESCRIPTION

Year Built: 1925
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:
Zoning Code:
Square Feet: 28,900
Plat Liber/Folio: /
Quality Grade: GOOD
Xfer Devel.Right:
Site Influence:
Census Trct/Blck: 490,800/2003
Acreage: 0.66
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Stone	Stone	Stone		
Story Type:	2.5B	2B	1		
Description:					
Dimensions:					
Area:	2,973	360	300		

Foundation:
Ext Wall:
Stories: 2.5B
Roofing:
Style: Standard Unit
Units: 1
# of Dormers:
Year Remodeled: 1925
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 3,633
Base Sq Ft: 1,669

Patio/Deck Type: Sq Ft:
Balcony Type: Sq Ft:
Attic Type: Sq Ft:
Porch Type: Enclosed Sq Ft: 80
Pool Type: Sq Ft:
Roof Type:

Rooms:
Bedrooms:
Full Baths: 2
Half Baths: 2
Baths: 3.00
Fireplace Type: BRCK
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 1,669
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:
Fireplaces: 1
Garage Type: Detached
Garage Const.: FRAME
Garage Sq Ft: 600
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:
Air Conditioning: Combined System
Interior Floor:
Outbuildings:

Gas:
Electric:
Heat:
Water: Public
Sewer: Public
Underground:
Fuel:
Walls:

Update Date : 27-Sep-2007

Courtesy of: **Christia Raborn**
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Tax ID: 04090904351760
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 16 AIGBURTH RD, TOWSON MD 21286 1103

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name:
Addtnl:
Condo/Coop Project:
Phone #:
Absent Owner: No
Company Owner: TAYLOR JAMES F,TRUSTEE TAYL
Care of Name:

MAILING ADDRESS: 16 AIGBURTH RD, TOWSON, MD 21286 1103

LEGAL DESCRIPTION: IMPSLT SS AIGBURTH RD SW COR CEDAR AV

Mag/Dist #: 9
Lot:
Block/Square:
Election District: 9
Legal Unit #:
Grid: 14
Tax Map:
Section:
Subdiv Ph:
Addl Parcel Flag/#:
Map: 70
Map Suffix:
Suffix:
Parcel: 410
Sub-Parcel:
Historic ID:
Agri Dist:
Plat Folio:
Plat Liber:

TOTAL TAX BILL: $4,780
City Tax:
Tax Levy Yr: 2007
State/County Tax: $4,315
Refuse:
Tax Rate: 1.21
Spec Tax Assmt: $465
Exempt Class: 000
Homestd/Exempt Status:
Front Foot Fee:
Tax Class:
Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$355,990	$98,300	$257,690	
2006	$317,146	$47,300	$192,160	
2005	$278,303	$47,300	$174,970	

DEED Deed Liber: 7949 Deed Folio: 319

Transfer Date	Price	Grantor	Grantee
22-Aug-1988	$0	TAYLOR JAMES F	TAYLOR JAMES F,TRUSTEE

PROPERTY DESCRIPTION

Year Built: 1908
Zoning Code:
Census Trct/Blck: 490,800/2002
Irregular Lot:
Square Feet: 33,201
Acreage: 0.76
Land Use Code: Residential
Plat Liber/Folio: /
Property Card:
Property Class:R
Quality Grade: GOOD
Road Description:
Zoning Desc:
Xfer Devel.Right:
Road Frontage: 1
Prop Use: RESIDENTIAL
Site Influence:
Topography:
Building Use:
Sidewalk:
Lot Description:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	2.5B	1B			
Description:					
Dimensions:					
Area:	3,200	699			

Foundation:
Roofing:
# of Dormers: 5
Ext Wall: Stucco
Style: Standard Unit
Year Remodeled: 1908
Stories: 2.5B
Units: 1
Model/Unit Type: STANDARD UNIT
Total Building Area:
Living Area: 3,899
Base Sq Ft: 1,979
Patio/Deck Type:
Sq Ft:
Porch Type: 1 Story-Open
Sq Ft: 512
Balcony Type:
Sq Ft:
Pool Type:
Sq Ft:
Attic Type:
Sq Ft:
Roof Type:

Rooms:
Fireplace Type: BRCK
Fireplaces: 1
Bedrooms:
Bsmt Type: Not Specified
Garage Type: Detached
Full Baths: 4
Bsmt Tot Sq Ft: 1,979
Garage Const.: FRAME
Half Baths: 0
Bsmt Fin Sq Ft:
Garage Sq Ft: 570
Baths: 4.00
Bsmt Unfin Sq Ft:
Garage Spaces:

Other Rooms:
Air Conditioning:
Other Amenities:
Interior Floor:
Appliances:
Outbuildings:
Gas:
Heat:
Sewer: Public
Fuel:
Electric:
Water: Public
Underground:
Walls:

Update Date : 29-Sep-2007

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Office: (410) 337-9300
Fax: (410) 337-7368

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Tax ID: 04090913750031
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 17 AIGBURTH RD, TOWSON MD 21286 1104

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: JACK L GIACOMO
Addtnl: JUDITH M
Condo/Coop Project:
Phone #: (410) 337-7348
Absent Owner: No
Company Owner:
Care of Name:

MAILING ADDRESS: 17 AIGBURTH RD, BALTIMORE, MD 21286 1104

LEGAL DESCRIPTION: IMPSLT NS AIGBURTH RD W MARYLAND AVE

Mag/Dist #: 9
Lot:
Block/Square:
Election District: 9
Legal Unit #:
Grid: 14
Tax Map:
Section:
Subdiv Ph:
Addl Parcel Flag/#:
Map: 70
Map Suffix:
Suffix:
Parcel: 430
Sub-Parcel:
Historic ID:
Agri Dist:
Plat Folio:
Plat Liber:

TOTAL TAX BILL: $4,578
City Tax:
Tax Levy Yr: 2007
State/County Tax: $4,084
Refuse:
Tax Rate: 1.21
Spec Tax Assmt: $494
Exempt Class: 000
Homestd/Exempt Status:
Front Foot Fee:
Tax Class:
Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$336,980	$98,360	$238,620	
2006	$313,352	$47,360	$218,740	
2005	$289,726	$47,360	$116,040	

DEED Deed Liber: 6738 Deed Folio: 564

Transfer Date	Price	Grantor	Grantee
28-Jun-1984	$115,000	MOORE FILBERT L	GIACOMO JACK L

PROPERTY DESCRIPTION

Year Built: 1925
Zoning Code:
Census Trct/Blck: 490,800/2003
Irregular Lot:
Square Feet: 33,464
Acreage: 0.77
Land Use Code: Residential
Plat Liber/Folio: /
Property Card:
Property Class:R
Quality Grade: GOOD
Road Description:
Zoning Desc:
Xfer Devel.Right:
Road Frontage: 1
Prop Use: RESIDENTIAL
Site Influence:
Topography:
Building Use:
Sidewalk:
Lot Description:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Stone	Frame			
Story Type:	2.5B	1			
Description:					
Dimensions:					
Area:	2,375	286			

Foundation:
Roofing:
# of Dormers:
Ext Wall: Other
Style: Standard Unit
Year Remodeled: 1925
Stories: 2.5B
Units: 1
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 2,661
Base Sq Ft: 1,236
Patio/Deck Type:
Sq Ft:
Porch Type: 1 Story-Open
Sq Ft: 218
Balcony Type:
Sq Ft:
Pool Type:
Sq Ft:
Attic Type:
Sq Ft:
Roof Type:

Rooms:
Fireplace Type: BRCK
Fireplaces: 1
Bedrooms:
Bsmt Type: Not Specified
Garage Type: Detached
Full Baths: 2
Bsmt Tot Sq Ft: 1,236
Garage Const.: FRAME
Half Baths: 0
Bsmt Fin Sq Ft:
Garage Sq Ft: 360
Baths: 2.00
Bsmt Unfin Sq Ft:
Garage Spaces:

Other Rooms:
Air Conditioning: Combined System
Other Amenities:
Interior Floor:
Appliances:
Outbuildings:
Gas:
Heat:
Sewer: Public
Fuel:
Electric:
Water: Public
Underground:
Walls:

Update Date : 27-Sep-2007

Courtesy of: Christia Raborn
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Company: RE/MAX Greater Metro
Office: (410) 337-9300
Fax: (410) 337-7368

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Tax ID: 04090923154060
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 18 AIGBURTH RD, TOWSON MD 21286 1105

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: SALLY A MALENA
Addtnl:

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: No

MAILING ADDRESS: 18 AIGBURTH RD, TOWSON, MD 21286 1105

LEGAL DESCRIPTION: IMPS.757 AC 18 AIGBURTH RD SS SE COR CEDAR AV

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 432
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $3,556
State/County Tax: $3,205
Spec Tax Assmt: $351
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$264,430	$98,250	$166,180	
2006	$233,450	$47,250	$124,240	
2005	$202,470	$47,250	$117,360	

DEED Deed Liber: 24690 Deed Folio: 662

Transfer Date	Price	Grantor	Grantee
30-Oct-2006	$0	KINSEY, KENNETH R	MALENA, SALLY A
13-Aug-1984	$125,000	WALKER BRIAN T	KINSEY KENNETH R

PROPERTY DESCRIPTION

Year Built: 1911
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 33,000
Plat Liber/Folio: /
Quality Grade: GOOD
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 490,800/2002
Acreage: 0.76
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	2B	1			
Description:					
Dimensions:					
Area:	2,208	207			

Foundation:
Ext Wall: Shingle - Abestos
Stories: 2B

Roofing:
Style: Standard Unit
Units: 1

# of Dormers:
Year Remodeled: 1911
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 2,415
Base Sq Ft: 1,311

Patio/Deck Type: Sq Ft:
Balcony Type: Sq Ft:
Attic Type: Sq Ft:

Porch Type: 1 Story-Open Sq Ft: 230
Pool Type: Sq Ft:
Roof Type:

Rooms:
Bedrooms:
Full Baths: 1
Half Baths: 1
Baths: 1.50

Fireplace Type: BRCK
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 1,311
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces: 1
Garage Type: Detached
Garage Const.: FRAME
Garage Sq Ft: 480
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:

Air Conditioning: Combined System
Interior Floor:
Outbuildings:

Gas:
Electric:

Heat:
Water: Public

Sewer: Public
Underground:

Fuel:
Walls:

Update Date : 29-Sep-2007

Courtesy of: Christia Raborn
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Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Tax ID: 04090901020150
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 19 AIGBURTH RD, TOWSON MD 21286 1104

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: SUSAN D TROUPE
Addtnl:

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: No

MAILING ADDRESS: 19 AIGBURTH RD, BALTIMORE, MD 21286 1104

LEGAL DESCRIPTION: IMPSLT NS AIGBURTH RD 19 AIGBURTH RD CEDAR AV

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 211
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $4,766
State/County Tax: $4,495
Spec Tax Assmt: $271
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$370,850	$95,000	$275,850	
2006	$331,450	$44,000	$208,650	
2005	$292,050	$44,000	$183,680	

DEED Deed Liber: 12501 Deed Folio: 226

Transfer Date	Price	Grantor	Grantee
18-Nov-1997	$0	TROUPE CHARLES A	TROUPE, SUSAN D,
30-Dec-1994	$224,000	YOUNG RONDALL A	TROUPE CHARLES A
17-Sep-1990	$217,000	MEYER BERNARD F	YOUNG RONDALL A

PROPERTY DESCRIPTION

Year Built: 1917
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 20,000
Plat Liber/Folio: /
Quality Grade: GOOD
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 490,800/2003
Acreage: 0.46
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	2.5B	1			
Description:					
Dimensions:					
Area:	2,660	120			

Foundation:
Ext Wall: Siding - Alum/Viny
Stories: 2.5B

Roofing:
Style: Standard Unit
Units: 1

# of Dormers:
Year Remodeled: 1917
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 2,780
Base Sq Ft: 1,184

Patio/Deck Type:
Sq Ft:
Porch Type: 1 Story-Open
Sq Ft: 308

Balcony Type:
Sq Ft:
Pool Type:
Sq Ft:

Attic Type:
Sq Ft:
Roof Type:

Rooms:
Bedrooms:
Full Baths: 2
Half Baths: 1
Baths: 2.50

Fireplace Type: BRCK
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 1,184
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces: 1
Garage Type: Detached
Garage Const.: FRAME
Garage Sq Ft: 360
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:

Air Conditioning:
Interior Floor:
Outbuildings:

Gas:
Heat:
Sewer: Public
Fuel:

Electric:
Water: Public
Underground:
Walls:

Update Date : 29-Sep-2007

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Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300
Fax: (410) 337-7368

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Tax ID: 04090922000510
County: BALTIMORE.

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 20 AIGBURTH RD, TOWSON MD 21286 1105

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: DIANA DAGATI
Addtnl: DONALD

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:

Absent Owner: No

MAILING ADDRESS: 20 AIGBURTH RD, BALTIMORE, MD 21286 1105

LEGAL DESCRIPTION: IMPSLT SS AIGBURTH RD 20 AIGBURTH RD OPP MARYLAND AV

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square:
Grid: 14
Addl Parcel Flag/#:
Parcel: 433
Plat Folio:

Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

TOTAL TAX BILL: $4,889
State/County Tax: $4,513
Spec Tax Assmt: $376
Front Foot Fee:

Exempt Class: 000
Tax Class:

City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Yr: 2007
Tax Rate: 1.21

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$372,350	$95,930	$276,420	
2006	$332,786	$44,930	$208,730	
2005	$293,223	$44,930	$195,510	

DEED Deed Liber: 2550 Deed Folio: 185

Transfer Date	Price	Grantor	Grantee
	$0		VANINWEGEN BENJAMIN P

PROPERTY DESCRIPTION

Year Built: 1918
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc:
Prop Use: RESIDENTIAL
Building Use:
Lot Description:

Zoning Code:
Square Feet: 23,750
Plat Liber/Folio: /
Quality Grade: GOOD
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 490,800/2002
Acreage: 0.55
Property Card:
Road Description:
Road Frontage: 1
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Frame	Frame	Frame		
Story Type:	2.5B	2	1		
Description:					
Dimensions:					
Area:	2,340	720	84		

Foundation:
Ext Wall:
Stories: 2.5B

Roofing:
Style: Standard Unit
Units: 1

# of Dormers:
Year Remodeled: 1918
Model/Unit Type: STANDARD UNIT

Total Building Area:
Patio/Deck Type:
Balcony Type:
Attic Type: Finished

Sq Ft:
Sq Ft:
Sq Ft: 234

Living Area: 3,144
Porch Type: 1 Story-Open
Pool Type:
Roof Type:

Base Sq Ft: 1,380
Sq Ft: 485
Sq Ft:

Rooms:
Bedrooms:
Full Baths: 2
Half Baths: 1
Baths: 2.50

Fireplace Type: BRCK
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 1,380
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces: 2
Garage Type: Detached
Garage Const.: BRICK
Garage Sq Ft: 400
Garage Spaces:

Other Rooms:
Other Amenities:
Appliances:

Air Conditioning:
Interior Floor:
Outbuildings:

Gas:
Electric:

Heat:
Water: Public

Sewer: Public
Underground:

Fuel:
Walls:

Update Date : 27-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882 Office:
Cell: (410) 963-0025 Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300 Fax: (410) 337-7368

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Tax ID: 04090913007200
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 21 AIGBURTH RD, TOWSON MD 21286 1104

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: RANDOLPH A ROTHSCHILD
Addtnl: ANN I
Condo/Coop Project:
Phone #: (410) 828-1910
Absent Owner: No
Company Owner:
Care of Name:

MAILING ADDRESS: 21 AIGBURTH RD, BALTIMORE, MD 21286 1104

LEGAL DESCRIPTION: IMPS AIGBURTH

Mag/Dist #: 9
Lot:
Block/Square:
Election District: 9
Legal Unit #:
Grid: 14
Tax Map:
Section:
Subdiv Ph:
Addl Parcel Flag/#:
Map: 70
Map Suffix:
Suffix:
Parcel: 434
Sub-Parcel:
Historic ID:
Agri Dist:
Plat Folio:
Plat Liber:

TOTAL TAX BILL: $3,575
City Tax:
Tax Levy Yr: 2007
State/County Tax: $3,237
Refuse:
Tax Rate: 1.21
Spec Tax Assmt: $338
Exempt Class: 000
Homestd/Exempt Status:
Front Foot Fee:
Tax Class:
Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$267,080	$93,000	$174,080	
2006	$236,252	$42,000	$132,600	
2005	$205,426	$42,000	$122,370	

DEED Deed Liber: 7874 Deed Folio: 134

Transfer Date	Price	Grantor	Grantee
31-May-1988	$158,000	MAYKRANTZ RUSSELL S	ROTHSCHILD RANDOLPH A

PROPERTY DESCRIPTION

Year Built: 1925
Zoning Code:
Census Trct/Blck: 490,800/2003
Irregular Lot:
Square Feet: 12,000
Acreage: 0.28
Land Use Code: Residential
Plat Liber/Folio: /
Property Card:
Property Class:R
Quality Grade: GOOD
Road Description:
Zoning Desc:
Xfer Devel.Right:
Road Frontage: 1
Prop Use: RESIDENTIAL
Site Influence:
Topography:
Building Use:
Sidewalk:
Lot Description:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Wood				
Story Type:	2B	1B			
Description:					
Dimensions:					
Area:	1,920	42			

Foundation:
Roofing:
# of Dormers:
Ext Wall: Shingle - Wood
Style: Standard Unit
Year Remodeled: 1925
Stories: 2B
Units: 1
Model/Unit Type: STANDARD UNIT

Total Building Area:
Living Area: 1,962
Base Sq Ft: 1,002
Patio/Deck Type:
Sq Ft:
Porch Type:
Sq Ft:
Balcony Type:
Sq Ft:
Pool Type:
Sq Ft:
Attic Type:
Sq Ft:
Roof Type:

Rooms:
Fireplace Type: BRCK
Fireplaces: 1
Bedrooms:
Bsmt Type: Not Specified
Garage Type: Detached
Full Baths: 1
Bsmt Tot Sq Ft: 1,002
Garage Const.: FRAME
Half Baths: 0
Bsmt Fin Sq Ft:
Garage Sq Ft: 342
Baths: 1.00
Bsmt Unfin Sq Ft:
Garage Spaces:

Other Rooms:
Air Conditioning:
Other Amenities:
Interior Floor:
Appliances:
Outbuildings:
Gas:
Heat:
Sewer: Public
Fuel:
Electric:
Water: Public
Underground:
Walls:

Update Date : 27-Sep-2007

Courtesy of: Christia Raborn
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Fax: (410) 337-7368

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Tax ID: 04090919002440
County: BALTIMORE

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 22 AIGBURTH RD, TOWSON MD 21286 1105

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: GEORGE W SAWYER
Addtnl: CAMILLE E
Condo/Coop Project:
Phone #: (410) 828-8629
Absent Owner: No
Company Owner:
Care of Name:

MAILING ADDRESS: 22 AIGBURTH RD, BALTIMORE, MD 21286 1105

LEGAL DESCRIPTION: IMPSLT SS AIGBURTH RD OPP MARYLAND AVE

Mag/Dist #: 9
Lot:
Block/Square:
Election District: 9
Legal Unit #:
Grid: 14
Tax Map:
Section:
Subdiv Ph:
Addl Parcel Flag/#:
Map: 70
Map Suffix:
Suffix:
Parcel: 802
Sub-Parcel:
Historic ID:
Agri Dist:
Plat Folio:
Plat Liber:

TOTAL TAX BILL: $4,193
City Tax:
Tax Levy Yr: 2007
State/County Tax: $3,795
Refuse:
Tax Rate: 1.21
Spec Tax Assmt: $398
Exempt Class: 000
Homestd/Exempt Status:
Front Foot Fee:
Tax Class:
Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$313,110	$94,560	$218,550	
2006	$279,076	$43,560	$167,450	
2005	$259,216	$43,560	$167,070	

DEED
Deed Liber: 4319
Deed Folio: 52

Transfer Date	Price	Grantor	Grantee
	$0		SAWYER GEORGE W,JR

PROPERTY DESCRIPTION

Year Built: 1924
Zoning Code:
Census Trct/Blck: 490,800/2002
Irregular Lot:
Square Feet: 18,250
Acreage: 0.42
Land Use Code: Residential
Plat Liber/Folio: /
Property Card:
Property Class:R
Quality Grade: GOOD
Road Description:
Zoning Desc:
Xfer Devel.Right:
Road Frontage: 1
Prop Use: RESIDENTIAL
Site Influence:
Topography:
Building Use:
Sidewalk:
Lot Description:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Wood				
Story Type:	2.5B	2			
Description:					
Dimensions:					
Area:	2,800	706			

Foundation:
Roofing:
# of Dormers:
Ext Wall: Shingle - Wood
Style: Standard Unit
Year Remodeled: 1924
Stories: 2.5B
Units: 1
Model/Unit Type: STANDARD UNIT
Total Building Area:
Living Area: 3,506
Base Sq Ft: 1,473
Patio/Deck Type: BRCK PATIO
Sq Ft: 450
Porch Type:
Sq Ft:
Balcony Type:
Sq Ft:
Pool Type:
Sq Ft:
Attic Type:
Sq Ft:
Roof Type:

Rooms:
Fireplace Type: BRCK
Fireplaces: 1
Bedrooms:
Bsmt Type: Not Specified
Garage Type:
Full Baths: 2
Bsmt Tot Sq Ft: 1,473
Garage Const.:
Half Baths: 0
Bsmt Fin Sq Ft:
Garage Sq Ft:
Baths: 2.00
Bsmt Unfin Sq Ft:
Garage Spaces:

Other Rooms:
Air Conditioning:
Other Amenities:
Interior Floor:
Appliances:
Outbuildings:
Gas:
Heat:
Sewer: Public
Fuel:
Electric:
Water: Public
Underground:
Walls:

Update Date : 29-Sep-2007

Courtesy of: Christia Raborn
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Fax: (410) 337-7368

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Property Address: 23 AIGBURTH RD, TOWSON MD 21286 1104

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: TIMOTHY H PHELPS
Addtnl: LYN G
Condo/Coop Project:
Phone #:
Absent Owner: No
Company Owner:
Care of Name:

MAILING ADDRESS: 23 AIGBURTH RD, TOWSON, MD 21286 1104

LEGAL DESCRIPTION: IMPS 23 AIGBURTH RD NS NW COR MARYLAND AVE

Mag/Dist #: 9
Lot:
Block/Square:
Election District: 9
Legal Unit #:
Grid: 14
Tax Map:
Section:
Subdiv Ph:
Addl Parcel Flag/#:
Map: 70
Map Suffix:
Suffix:
Parcel: 641
Sub-Parcel:
Historic ID:
Agri Dist:
Plat Folio:
Plat Liber:

TOTAL TAX BILL: $5,416
City Tax:
Tax Levy Yr: 2007
State/County Tax: $4,894
Refuse:
Tax Rate: 1.21
Spec Tax Assmt: $522
Exempt Class: 000
Homestd/Exempt Status:
Front Foot Fee:
Tax Class:
Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2007	$403,770	$94,400	$309,370	
2006	$361,140	$43,400	$232,480	
2005	$318,510	$43,400	$137,870	

DEED Deed Liber: 13900 Deed Folio: 674

Transfer Date	Price	Grantor	Grantee
16-Jul-1999	$285,000	ORRELL, RONALD J	PHELPS, TIMOTHY H & LYN G
01-Aug-1984	$139,900	MACINTOSH DIANA H	ORRELL RONALD J

PROPERTY DESCRIPTION

Year Built: 1927
Zoning Code:
Census Trct/Blck: 490,800/2003
Irregular Lot:
Square Feet: 17,600
Acreage: 0.40
Land Use Code: Residential
Plat Liber/Folio: /
Property Card:
Property Class:R
Quality Grade: GOOD
Road Description:
Zoning Desc:
Xfer Devel.Right:
Road Frontage: 1
Prop Use: RESIDENTIAL
Site Influence:
Topography:
Building Use:
Sidewalk:
Lot Description:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Frame	Frame			
Story Type:	2.5B	1			
Description:					
Dimensions:					
Area:	2,590	131			

Foundation:
Roofing:
# of Dormers:
Ext Wall:
Style: Standard Unit
Year Remodeled: 1927
Stories: 2.5B
Units: 1
Model/Unit Type: STANDARD UNIT
Total Building Area:
Living Area: 2,721
Base Sq Ft: 1,167
Patio/Deck Type:
Sq Ft:
Porch Type:
Sq Ft:
Balcony Type:
Sq Ft:
Pool Type:
Sq Ft:
Attic Type:
Sq Ft:
Roof Type:

Rooms:
Fireplace Type: BRCK
Fireplaces: 1
Bedrooms:
Bsmt Type: Fully Finished
Garage Type: Detached
Full Baths: 3
Bsmt Tot Sq Ft: 1,167
Garage Const.: FRAME
Half Baths: 1
Bsmt Fin Sq Ft: 500
Garage Sq Ft: 360
Baths: 3.50
Bsmt Unfin Sq Ft: 667
Garage Spaces:

Other Rooms: 500 SQ FT CLUB ROOM
Air Conditioning: Combined System
Other Amenities:
Interior Floor:
Appliances:
Outbuildings:
Gas:
Heat:
Sewer: Public
Fuel:
Electric:
Water: Public
Underground:
Walls:

Update Date : 28-Sep-2007

Courtesy of: Christia Raborn
Home: (410) 823-5882
Office:
Cell: (410) 963-0025
Email: chris.raborn@gmail.com
Company: RE/MAX Greater Metro
Office: (410) 337-9300
Fax: (410) 337-7368

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John Geilfuss

From: Paul Hartman/Dirty Linen [paul@dirtylinen.com]
Sent: Thursday, September 13, 2007 1:27 PM
To: John Geilfuss
Subject: Re: follow up to last night's mmeeting

At 11:11 AM 9/12/2007, you wrote:

> The case # to my zoning issue is 08-118-SPHA; there is no date scheduled yet. The subject property address is 15 Aigburth Rd. We will be requesting a change in use on the 1st floor (from non conforming/commercial) to residential and a change in zoning from a non conforming/mixed use zoning to a 4 unit residential building. I thank you for your assistance in this matter.
>
> You can scan & e-mail the letter or mail it to 9 Aigburth Rd. or fax it to 410-337-2683. If there are any questions, please do not hesitate to contact me.

OK. I'll work on it over the weekend or early next week. I'm swamped at least until then!
-paul

--
Paul Hartman/Dirty Linen
The Magazine of Folk and World Music
www.dirtylinen.com

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PETITIONER'S
EXHIBIT NO. 21

John Geilfuss

From: Paul Hartman/Dirty Linen [paul@dirtylinen.com]
Sent: Thursday, September 20, 2007 3:05 PM
To: John Geilfuss
Subject: Re: follow -up

At 02:39 PM 9/20/2007, you wrote:

> Just checking in; anything new on the letter.

Not yet, I had to put Association business on the back burner as some work issues came up.

Do you have a hearing date yet?

-paul

--
Paul Hartman/Dirty Linen
The Magazine of Folk and World Music
www.dirtylinen.com

2

PETITIONER'S
EXHIBIT NO. 22

John Geilfuss

From: Paul Hartman/Dirty Linen [paul@dirtylinen.com]
Sent: Tuesday, October 02, 2007 1:58 PM
To: John Geilfuss
Subject: Re: hearing date

At 12:34 PM 10/2/2007, you wrote:

> Nov. 6th @ 9am

Got it, thanks!

My workload will lighten up by mid next week, so I can take care of a letter then.

-paul

--
Paul Hartman/Dirty Linen
The Magazine of Folk and World Music
www.dirtylinen.com

3

PETITIONER'S
EXHIBIT NO. 23

John Geilfuss

From: Paul Hartman/Dirty Linen [paul@dirtylinen.com]
Sent: Monday, October 15, 2007 10:17 AM
To: John Geilfuss
Subject: Re: letter

At 10:40 AM 10/12/2007, you wrote:

> Anything new?

No, I've still been tied up with work, and I had 4 community meetings & hearings last week, which took up my free time.

I have a question, though. I couldn't find your case on the County's website, but a friend who monitors zoning issues in Towson sent me this:

Case # 8-118-SPHA will heard in room 407, CountyCourts BBuilding November 6th, at 9 AM. This is a request by petitioner John & Angela M. Gelfuss, via a contract purchaser, to amend a site plan 79-209-RX . the site is 15 Aigburth Road; the variances ask for a width reduction from 110' to 100'. an interior sideyard variance of 10' instead of 15', and a 13' driveway instead of 20'. The code section cited is 409.4A.BCZR

Is that what you're asking for? Or did he get it confused with another case? I thought you wanted 4 apartments. I don't know what the variances are needed for. I guess I should go read 409.4A.

-paul

--
Paul Hartman/Dirty Linen
The Magazine of Folk and World Music
www.dirtylinen.com

PETITIONER'S
EXHIBIT NO. 24

4

John Geilfuss

From: John Geilfuss [john.geilfuss@maranatha-mortgage.com]
Sent: Thursday, October 18, 2007 11:44 AM
To: 'Paul Hartman/Dirty Linen'
Subject: letter

Is there a problem?

Has the attitude of the people changed?

John Geilfuss
Maranatha Mortgage Corporation
200 East Joppa Rd.
Suite 200
Towson, MD 21286

Phone: 410.337.9128
Fax: 410.337.2683
Toll Free: 1.866.311.4389

john.geilfuss@maranatha-mortgage.com

PETITIONER'S
EXHIBIT NO. 25

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Mr. Rodowse

Case No.: 08-118-SPHA 15 AIGBURTH AVE.

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	AMENDED SITE PLAN	BCZR - Sect 101 "Multi Family Building" Definition
No. 2	GIS Aerial MAP - green highlights	BCZR - Section 1B01.1
No. 3	ZONING MAP	Collectively - Letters in OPPOSITION from Community
No. 4	ORDER 3/20/73 CASE NO. 73-209-RX	Edward Kilcullen's letter 1/24/08 Providing GTCCA. POSITION ON CONVERSIONS
No. 5	SITE PLAN IN CASE 73-209-RX	ELEVEN LETTERS REC'd IN OPPOSITION TO VARIANCES - Some of whom signed Petitioners No. 20 and now recind.
No. 6	Aerial - SUBJECT SITE	Letter from - Code Inforcement Rental Registration
No. 7	Aerial - Petitioners Property	BLUE Highlighted Homes Owner Occupied Homes
No. 8 Photo	Collectively - Photographs near to Aigburth	Boundrey of Association limits
No. 9 Photo	OPPOSIT VIEW PHOTO: DRIVE WAY & PARKING AREA	Photo's 9A thru 9E Space between Homes
No. 10 Photo	LOOKING ACROSS STREET AT OTHER APT'S & Shrubery	Photo's 10A thru 10D
No. 11 Photo	TWO Car Garage & Parking Pad	Photo's 11A - 11E VIEWS of Parking
No. 12 Photo	SHOWING DWELLING ON 17 Aigburth	Photo's 12A - 12F Surrounding Homes

Case No.: 08-118-SPHA

Exhibit Sheet - Continued

	Petitioner/Developer	Protestant
No. 13 Photo	Existing Home on Subject Property	Elizabeth Kahl's Letter Contents read into record
No. 14 Photo	House Across Street with 4 Apt. Units	Wiltondale Letter January 23, 2008
No. 15 Photo	South side of Aigburth Existing Dwelling 4 Aigburth with 4 Apts	Md Dept of Assessment and Taxation Work sheet ~~Private vs~~ owner occupied vs rental
No. 16 Photo	#2 Aigburth Rd. (No. of Units - ?)	
No. 17	Md State Dept of Assessment + Taxation	
No. 18	Water & Sewer Plat from 1947	
No. 19	Statistics - ADT from Traffic Bureau	
No. 20	Petitions signed by 54 residents of Community	
No. 21	E-mail from Paul Hartman 9/13/07	
No. 22	E-mail from Paul Hartman ~~9/20~~ 9/20	
No. 23	10/2/07 e-mail	
No. 24	10/12/07 - e-mail	

No. 25 10/18/07 - e-mail

Case No.: 08-118-SPHA 15 AIGBURTH AVE.

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	AMENDED SITE PLAN	BCZR - Sect 101 "Multi Family Building" Definition
No. 2	GIS Aerial MAP - green highlights	BCZR - Section 1B01.1
No. 3	ZONING MAP	Collectively - Letters in OPPOSITION from Community
No. 4	ORDER 3/20/73 CASE NO. 73-209-RX	Edward Kilcullen's letter 1/24/08 Providing GTCCA. POSITION ON CONVERSIONS
No. 5	SITE PLAN IN CASE 73-209-RX	ELEVEN LETTERS REC'd in OPPOSITION TO VARIANCES - Some of whom signed Petitioners No. 20 and non rec'd.
No. 6	Aerial - SUBJECT SITE	Letter from - Code inforcement Rental Registration
No. 7	Aerial - Petitioners Property	Blue Highlighted Homes owner OCCuppied Homes
No. 8 Photo	Collectively - Photographs near to Aigburth	Boundary of Association limits
No. 9 Photo	OPPOSIT VIEW PHOTO: DRIVE WAY & PARKING AREA	Photo's 9A thru 9E Space between Homes
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No. 12 Photo	SHOWING DWELLING ON 17 Aigburth	Photo's 12A - 12F Surrounding Homes

Case No.: 08-118-SPHA

Exhibit Sheet - Continued

	Petitioner/Developer	Protestant
No. 13 Photo	Existing Home on Subject Property	Elizabeth Kahl's Letter Contents read into record
No. 14 Photo	House Across Street with 4 Apt. Units	Wiltondale Letter January 23, 2008
No. 15 Photo	South Side of Aigburth Existing Dwelling 4 Aigburth with 4 Apts	Md Dept of Assessment and Taxation Work sheet ~~Private vs~~ owner occupied vs rental
No. 16 Photo	#2 Aigburth Rd. (No. of Units - ?)	
No. 17	Md State Dept of Assessment + Taxation	
No. 18	Water & Sewer Plat from 1947	
No. 19	Statistics - ADT from Traffic Bureau	
No. 20	Petitions signed by 54 residents of Community	
No. 21	E-mail from Paul Hartman 9/13/07	
No. 22	E-mail from Paul Hartman ~~9/20~~ 9/20	
No. 23	10/2/07 e-mail	
No. 24	10/12/07 - e-mail	

No. 25 10/18/07 - e-mail

LOT OF RECORD — A parcel of land with boundaries as recorded in the land records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision or other condition thereof. **[Bill No. 100-1970]**

LOT, THROUGH — A lot having its front and rear yards each abutting on a street.

MARINA — A modern boat basin, restricted to recreational marine craft of all types, with facilities for one or more of the following: berthing, launching and securing such craft, and permitting incidental minimum provision for refueling and emergency servicing, as well as the incidental sale of boats and also land (out-of-water) storage as provided in Section 417.7. **[Bill Nos. 64-1963; 149-1992]**

MEDICAL CLINIC — The term includes ambulatory care centers, diagnostic centers, birthing centers and dialysis satellite units. The term does not include ambulatory surgical facilities. **[Bill No. 37-1988]**

MEDICAL OFFICE — A place for the treatment of outpatients by one or more medical practitioners. This term does not include a veterinarian's office, medical clinic, ambulatory care center, diagnostic center, birthing center or dialysis satellite unit. The term does not include ambulatory surgical facilities. **[Bill No. 37-1988]**

MEDICAL PRACTITIONER — A physician, dentist, optometrist, chiropractor, podiatrist, psychologist, physical therapist, nurse, massage therapist or other similar health professional licensed or certified by the state. **[Bill Nos. 37-1988; 29-1998]**

MULTIFAMILY BUILDING — A structure containing three or more apartments. A multifamily building includes garden and other apartment buildings. **[Bill No. 2-1992]**[20]

NIGHTCLUB — A tavern or other commercial establishment which provides live or recorded entertainment, with or without a dance floor, and which is categorized as a nightclub by the Building Code of Baltimore County. **[Bill No. 110-1993]**

NONCONFORMING USE — 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 a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use. **[Bill No. 18-1976]**

NONINDUSTRIAL USE — Any use other than an industrial, quasi-industrial or industry-related use. **[Bill No. 178-1979]**

NUDITY — A state of dress in which a human buttock, anus, genitalia or female breast is completely bared. **[Bill No. 137-1990]**

NUDITY, PARTIAL — A state of dress in which clothing covers no more than the genitals, pubic region and areolae of the female breast, as well as portions of the body covered by supporting straps or devices. **[Bill No. 137-1990]**

NURSERY, HORTICULTURAL — An agricultural operation primarily engaged in the production and marketing of trees, shrubs and plants. The plant materials may be produced on the premises and may be purchased elsewhere at any stage of maturity for further

20 **Editor's Note: The former definition of "neighborhood" which followed this definition was repealed by Bill No. 3-1993.**

PROTESTANT'S EXHIBIT NO. 1

by the county during the comprehensive zoning map process; and **[Bill No. 2-1992]**

H. That the flexibility of density residential zoning has resulted, in some situations, in residential development that is incompatible with existing neighborhoods. **[Bill No. 2-1992]**

1B00.2 Purpose. The D.R. zoning classifications are established, pursuant to the legislative findings set forth above, in order to:

A. Foster a greater variety in housing types within future residential developments;

B. Allow more feasible preservation of natural features and induce the reservation of ample and more suitably designed open spaces and parks, in order to better satisfy the needs of residents without economic disadvantage to developers;

C. Allow greater flexibility in subdivision-development planning and provide for the inducement of more creative as well as more economic approaches to residential development, with the goal of desirable and distinctive identity and character of individual residential locales;

D. Provide the means to satisfy differing housing-market requirements without rezoning, and thus without disruptive changes in density potential;

E. Provide for the application of residential zoning classifications in a manner more nearly in accord with comprehensive plans and comprehensive-planning goals; and

F. Provide greater certainty about dwelling types and densities within existing communities with the goal of conserving and maintaining these areas. **[Bill No. 2-1992]**

Section 1B01
Regulations With Respect to D.R. Zones in General

1B01.1 General use regulations in D.R. Zones.

A. Uses permitted as of right. The following uses only are permitted as of right in D.R. Zones of all classifications, subject to the restrictions hereinafter prescribed. **[Bill No. 2-1992]**

1. Dwellings as provided herein and as provided in Section 430 and subject to Section 402:

   a. In all D.R. Zones: single-family detached, semidetached or duplex dwellings.

   b. In all D.R. Zones: alternative site-design dwellings, subject to findings of compatibility pursuant to Sections 26-206 and 26-282 of the Baltimore County Code, 1988 Edition, as revised, and as provided for in the Comprehensive Manual of Development Policies.

PROTESTANT'S
EXHIBIT NO. 2

c. In D.R.5.5 Zones, subject to findings of compatibility by the hearing officer: group houses and multifamily buildings. **[Bill No. 85-1997]**

d. In D.R.10.5 and D.R.16 Zones: group houses and multifamily buildings. **[Bill No. 85-1997]**

e. In the case of housing for the elderly and assisted living facilities of fewer than four, see Section 432. **[Bill No. 36-1988]**

2. Trailers (Section 415).

3. Churches, other buildings for religious worship or other religious institutions.

4. Aboveground electrical-power, telephone, telegraph lines, except aboveground electrical power lines having a capacity of 35 kilovolts or more; pole-mounted transformers or transformer banks.

5. Other cables; conduits; gas, water or sewer mains; or storm-drain systems, all underground.

6. Excavations, uncontrolled (as defined in Section 101).

7. Farms, produce stand in association with a farm, or limited-acreage wholesale flower farms (see Section 404). **[Bill No. 41-1992]**

8. Garages, community.

9. Hospitals. **[Bill No. 37-1988]**

10. Local open space tracts or other common amenity open space.

11. Privately sponsored day care and nursery programs, as an ancillary use, within housing for the elderly projects,as defined in Section 101 of these regulations. **[Bill No. 47-1982]**

12. Class A group child care centers and Class B group child care centers providing for up to 40 children, if not located in a residential transition area, subject to the requirements of Section 424, and family child care homes, group child care centers and nursery schools. **[Bill No. 200-1990]**

13. Research institutes or laboratories in existence at the time of the adoption of Bill No. 122-1984, subject to the zoning regulations in effect at the time of the approval by Baltimore County of the institute or laboratory. **[Bill No. 122-1984]**

14. Schools, except business or trade schools or such schools as are permitted by special exception (Subsection C, below), but including schools for agricultural training. **[Bill Nos. 63-1980; 47-1982; 47-1985]**

15. Signs, nonaccessory, to the extent permitted under Section 413.

16. Antennas used by CATV systems operated by companies franchised under Title 8, Article II, Division 1, of the Baltimore County Code, 1988 Edition,

as revised, if situated on property owned by the county, state or federal government or by a governmental agency. **[Bill No. 220-1981]**

17. Transit facilities. **[Bill No. 91-1990]**

18. Accessory uses or buildings other than those permitted only by special exception, including, but not limited to:

    a. Accessory radio or television receiving antennas.

    b. Wireless transmitting and receiving structures, provided that any such structure: is a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio operator's license issued by the Federal Communications Commission; if it is an independent structure, shall be subject to the same requirements as are applied to buildings under Section 400; if it is a rigid-structure antenna, shall be no higher than 50 feet above grade level and with no supporting structure thereof closer than 10 feet to any property line; and does not extend closer to the street on which the lot fronts than the front building line.[1]

    c. Home occupations, as defined in Section 101.[2]

    d. Parking spaces, including accessory garage spaces.

    e. Offices for the conduct of business incidental to the rental, operation, service or maintenance of apartment buildings.

    f. Signs, subject to Section 450. **[Bill No. 89-1997]**

    g. Swimming pools, tennis courts, garages, utility sheds, satellite receiving dishes (subject to Section 429) or other accessory structures or uses (all such accessory structures or uses subject to the height and area provisions for buildings as set forth in Section 400). **[Bill No. 71-1987]**

19. Commercial film production, subject to Section 435. **[Bill No. 57-1990]**

B. Dwelling-type and other supplementary use restrictions based on existing subdivision and development characteristics. **[Bill No. 124-1981]**

1. Residential transition areas and uses permitted therein. **[Bill No. 2-1992]**

    a. Definitions and purpose. **[Bill No. 2-1992]**

        (1) The residential transition area (RTA) is a one-hundred-foot area, including any public road or public right-of-way, extending from a D.R. zoned tract boundary into the site to be developed.

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1 **Editor's Note: Former Item c, which followed this item and permitted automotive-service stations, was repealed by Bill No. 172-1993.**

2 **Editor's Note: Former Item e, which followed this item and permitted offices of certain professional persons as an accessory use to their residences, was repealed by Bill No. 105-1972, effective 8-26-1982.**

(2) The purpose of an RTA is to assure that similar housing types are built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types.

b. Generation of residential transition area. An RTA is generated if the property to be developed lies adjacent to land zoned D.R.1, D.R.2, D.R.3.5, D.R.5.5 or R.C. which: **[Bill No. 2-1992]**

(1) Contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the tract boundary; or

(2) Is vacant, less than two acres in size, and contains a buildable area at least 20 feet by 30 feet on which a dwelling meeting all required setbacks can be erected.

c. Variance of RTA. **[Bill No. 2-1992]**

(1) Notwithstanding the provisions of Section 307, the hearing officer, upon the recommendation of Public Works, Planning, Environmental Protection and Resource Management, Permits and Development Management, Recreation and Parks, Community Development or the Economic Development Commission, may determine the amount of RTA in cases where a single tract is more than two acres, is vacant, or contains no more than one single-family detached, semidetached or duplex dwelling.

(2) The RTA for a tract may be modified as directed by findings pursuant to Sections 26-206 and 26-282 of the Baltimore County Code, 1988 Edition, as revised. However, the hearing officer may not reduce the amount of RTA unless the officer specifically finds and determines that such a reduction will not adversely impact the residential community or development on the land adjacent to the property to be developed.

d. A residential transition use is any use: **[Bill No. 2-1992]**

(1) Permitted as of right under Section 1B01.1.A; or

(2) Any use permitted by special exception under Section 1B01.1.C, except an accessory use permitted only by special exception; or

(3) Any parking area permitted under Section 409.8.B, subject to the approval of a specific landscape plan for the buffer area which must meet the requirements for a Class A plan.

e. Conditions in residential transition areas. **[Bill No. 2-1992]**

(1) The RTA may contain single-family detached, semidetached or duplex dwellings.

(2) Group-house, back-to-back group houses, multifamily building and parking lots shall be set back from the tract boundary 75 feet and provide a fifty-foot RTA buffer.

(3) The fifty-foot RTA buffer shall remain an upgraded, uncleared, landscaped buffer unless otherwise directed by the hearing officer, based upon recommendations of the county. It shall not contain cleared drainage areas, stormwater management ponds or accessory structures, but it may be bisected by roads, paths and trails that are designed to connect to adjoining developments.

(4) The maximum height of any lighting fixtures in an RTA buffer area shall be 16 feet, except for public utility uses which must be of reasonable height. The fixtures shall be designed and placed so as to prevent the spillage of light into any adjoining dwelling or lot. The intensity of the fixture shall not exceed 0.2 candle at the tract boundary.

(5) Parking lots or structures, either as principal or accessory use, whether permitted by right, special exception or pursuant to Section 409.8.B, shall provide a fifty-foot buffer and seventy-five-foot setback, and a height not to exceed 35 feet within the one-hundred-foot transition area.

f. Any subdivision of land or PUD that has received CRG approval or reclamation plan approval or has been accepted for filing prior to the date of adoption of Bill No. 2-92 or 3-92 is subject to the laws in effect at the time of the approval or filing. **[Bill No. 2-1992]**

g. Exceptions to residential transition. The restrictions contained in Paragraphs a through e above, of this Subsection B.1, do not apply to: **[Bill Nos. 109-1982; 40-1992]**

(1) A proposed dwelling to be placed in a RTA containing existing dwellings of the same type, or, if two or more types of dwellings exist, a proposed dwelling of the same type as the existing dwelling with the fewest number of dwelling units. Such dwellings shall be governed by the applicable laws, zoning regulations and policies otherwise applicable. As used herein, a "dwelling of the same type" means a dwelling which has the same or lesser number of dwelling units and party walls as the existing dwelling units. **[Bill Nos. 109-1982; 40-1992]**

(2) Public utility uses (except public utility service centers and storage yards). Such uses shall be governed by the provisions of Sections 411 and 502 and such other applicable sections of these regulations. **[Bill 40-1992]**

(3) Notwithstanding the provisions of Section 104, the reconstruction of an existing church, community building or other structure devoted to civic, social, recreational, fraternal or educational activity which is destroyed by fire or other casualty. However, such reconstruction may not increase the size or ground floor area

of the structure or alter the location or use of the structure. **[Bill No. 40-1992]**

(4) An addition to an existing church or other building for religious worship, including parking areas and driveways, provided all other applicable zoning regulations including setback, parking and screening requirements, are maintained. **[Bill Nos. 109-1982; 40-1992]**

(5) A new church or other building for religious worship constructed on a parcel of land large enough to provide landscaped but otherwise unimproved yard areas of 100 feet between any improvement and any property line other than street frontages. **[Bill Nos. 109-1982; 40-1992]**

(6) A new church or other building for religious worship, the site plan for which has been approved after a public hearing in accordance with Section 500.7. Any such hearing shall include a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. **[Bill Nos. 109-1982; 40-1992]**

(7) Shoreline fishing and shellfish facilities. Such uses shall be governed by the provisions of Sections 500.4, 1A01.2.C.9, 1A02.2.B.10, 1A04.2.B.7 and 1B01.1.C.8. **[Bill Nos. 109-1982; 40-1992]**

(8) An addition to an existing trailer park or mobile home park or contiguous to such park. If the park is lawfully in existence in a D.R. Zone on the effective date of this act. **[Bill Nos. 109-1982; 40-1992]**

(9) An addition to an existing community building, or other structure devoted to civic, social, recreational, fraternal or educational activity, including parking, and screening requirements, are maintained. **[Bill Nos. 109-1982; 40-1992]**

(10) A new community building, or other structures devoted to civic, social, recreational, fraternal or educational activity, if the Zoning Commissioner determines during the special exception process that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. **[Bill Nos. 109-1982; 40-1992]**

(11) Principal use Class A and Class B group child care centers, provided that the Zoning Commissioner determines, during the

special exception process that the proposed improvements are planned in such a way that compliance with the bulk standards of Section 424.7 will be maintained and that the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. **[Bill Nos. 200-1990; 59-1991; 40-1992]**

(12) The conversion of a dwelling to a bed-and-breakfast home, bed-and-breakfast inn or country inn pursuant to Section 402D or Section 402E. **[Bill Nos. 113-1988; 40-1992]**

(13) Notwithstanding the provisions of Section 104, the reconstruction of an existing nursing home which is destroyed by fire or other casualty. However, such reconstruction may not increase the size or ground floor area of the structure or alter the location or use of the structure. **[Bill Nos. 37-1988; 40-1992]**

(14) Transit facilities and rail passenger stations shall be exempt from the RTA requirements. **[Bill Nos. 91-1990; 40-1992]**

(15) Assisted living facilities, Class A. **[Bill No. 188-1993]**

h. The provisions contained in Paragraphs a through e of Subsection B.1 shall not apply to existing developments as described in Subsection A.1 of Section 1B02.3, nor to subdivision tracts for which tentatively approved plans remain in effect as described in Subsection A.2 of said section. **[Bill No. 40-1992]**

2. Use regulations in existing developments. In existing developments as described in Subsection A.1 of Section 1B02.3, uses shall be limited to those now lawfully established or to those indicated in the subdivision plans on file with the Department of Permits and Development Management, except as may otherwise be permitted under provisions adopted pursuant to the authority of Section 504.

3. Use regulations for existing subdivision tracts. On subdivision tracts for which tentatively approved plans remain in effect as described in Subsection A.2 of Section 1B02.3, the uses permitted shall be those indicated in the plan or, where the use is not indicated and if not inconsistent with the plan, the uses shall be those permitted under zoning regulations in effect at the time the tentative approval was granted.

C. Uses permitted by special exception. The following uses, only, are permitted by special exception in all D.R. Zones, subject to the restrictions hereinafter prescribed: **[Bill Nos. 105-1982; 36-1988]**[3]

1. Camps, public or quasi-public, including day camps.

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[3] **Editor's Note: Former Item 1 of this subsection, which permitted boarding or rooming houses, was repealed by Bill No. 124-1993, and former Item 2, which permitted boat yards, including marinas, was repealed by Bill No. 179-1995. See, however, Section 408B of these regulations, which permits boarding- and rooming houses in D.R. Zones.**

CASE NUMBER: 08-118-SPHA **15 Aigburth Avenue – Geilfuss**
Location: NE/S Aigburth Road, 669' E c/line of York Road
9th Election District, 5th Councilmanic District
Legal Owner:s: John & Angela Geilfuss

SPECIAL HEARING: To amend site plan approved in Case No. 73-209-RX and to abandon the office use therein granted upon approval of the required variances.
VARIANCE: To permit 100 foot width of lot at front building instead of 110 feet as required by Section 402.1, B.C.Z.R., and to permit 13 foot wide access driveway instead of the 20 feet required for 2 way movement as required by Section 409.4A, B.C.Z.R.

Hearing: Monday, 1/28/2008 at 9:00: AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

OPPOSE	FAVOR
Judith Frohman 73 Cedar Avenue Towson, MD 21286	
Sally Malena 18 Aigburth ~~Avenue~~ Road Towson, MD 21286	
Paul S. Hartman, President The Aigburth Manor Assoc. of Towson, Inc. 18 ½ Cedar Avenue Towson, MD 21286	
Leonard V. Kirby 203 Aigburth Road Towson, MD 21286	
B. Florence Newman Howard M. Taylor 8 Maryland Avenue Towson, MD 21286	
Michael Gerding, Vice President of Planning and Zoning Towson Manor Village Community Association 100 Maryland Avenue Towson, MD 21286-3233	
Mary Carol Bruff 15 Hillside Avenue Towson, MD 21286	
Charles H. Slike 7901 York Road Towson, MD 21204	
David Berman and Peggy Fussell 77 Cedar Avenue Towson, MD 21286	
Susan D. Troupe 19 Aigburth Street Towson, MD 21286	
Fay Citerone, President Knollwood-Donnybrook Improvement Assoc. 909 Rappaix Court Towson, MD 21286	

PROTESTANT'S

EXHIBIT NO. 3

Timothy Kotroco - comment on Case # 08-118-SPHA BW 1-28-08

From: "Judith Frohman" <judith.frohman@e4e.com>
To: <tkotroco@baltimorecountymd.gov>
Date: 01/17/08 1:42 PM
Subject: comments on Case # 08-118-SPHA
CC: <afreeburger@baltimorecountymd.gov>

Kristen: please file in case file Tim K.

Hello,
I am an Aigburth Manor resident in Towson, Maryland. It has come to my attention that the house on 15 Aigburth Road would like to be a 4 apartment dwelling.

Since we are so close to Towson University, more rental properties would be ideal for the school, but not for the permanent home owners. More rental properties will create more noise, parking issues, garbage. Non Permanent dwellers are less likely to care about the beauty and preservation of the neighborhood than permanent residents.

I disapprove of allowing the dwelling at 15 Aigburth Road to be a 4 apartment dwelling. I support less rental properties and more single family dwellings in this area.

Thank you.

Judith Frohman
73 Cedar Ave
Towson, Md. 21286

Andrea Freeburger - comments on Case # 08-118-SPHA

From: "Judith Frohman" <judith.frohman@e4e.com>
To: <tkotroco@baltimorecountymd.gov>
Date: 1/17/2008 1:42 PM
Subject: comments on Case # 08-118-SPHA
CC: <afreeburger@baltimorecountymd.gov>

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I disapprove of allowing the dwelling at 15 Aigburth Road to be a 4 apartment dwelling. I support less rental properties and more single family dwellings in this area.

Thank you.

Judith Frohman
73 Cedar Ave
Towson, Md. 21286

Bill Wiseman - Re: comments on Case # 08-118-SPHA

- SEE WHO HAS THIS CASE AND PLACE IN FILE

From: Timothy Kotroco
To: Frohman, Judith
Date: 01/17/08 3:33 PM
Subject: Re: comments on Case # 08-118-SPHA
CC: Bostwick, Thomas; Wiseman, Bill

Mrs. Frohman: Thank you for your email. I have printed out a copy of your letter and have placed it into the case file for this matter for future consideration. Tim K.

Timothy M. Kotroco, Director
Permits & Development Management
Phone: 410-887-3020

>>> "Judith Frohman" <judith.frohman@e4e.com> 01/17/08 1:41 PM >>>

Hello,
I am an Aigburth Manor resident in Towson, Maryland. It has come to my attention that the house on 15 Aigburth Road would like to be a 4 apartment dwelling.

Since we are so close to Towson University, more rental properties would be ideal for the school, but not for the permanent home owners. More rental properties will create more noise, parking issues, garbage. Non Permanent dwellers are less likely to care about the beauty and preservation of the neighborhood than permanent residents.

I disapprove of allowing the dwelling at 15 Aigburth Road to be a 4 apartment dwelling. I support less rental properties and more single family dwellings in this area.

Thank you.

Judith Frohman
73 Cedar Ave
Towson, Md. 21286

Hearing: 1/28/08 @ 9:00 am

January 13, 2008

Mr. Timothy Kotroco, Director
Department of Permits & Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case number: 08-118-SPHA, 15 Aigburth Road

Dear Mr. Kotroco,

I am writing in opposition to granting the (3) variances for 15 Aigburth Road that would allow 4 apartments. I have lived at 18 Aigburth Road for 24 years. Our neighborhood has struggled long and hard to keep rentals at bay because of our proximity to Towson University and problems with student housing. The Geilfuss' have contributed to the neighborhood by renovating one of the homes for their residence and we all welcomed them with open arms. So it was very uncomfortable when they came to each of our doors requesting a signature in support of the 4 apartments. At the time I did not realize they needed the variances to do what they wished. I signed the petition against my better judgment. Seeing that the Geilfuss residence is next to 15 Aigburth, I asked if they would be willing to sign a covenant if they sold their residence, 15 Aigburth would revert back to 2 apartments and the doctor's office. (I was willing to assume since they lived next door they would monitor the activities from the rentals.) Mr. Geilfuss said he would not agree to any covenants.

I could go on, but the bottom line is we don't need more apartments, and I am opposed to allowing the variances for 15 Aigburth Road.

Sincerely,

Sally Malena

Sally Malena

Sally Malena
18 Aigburth Road
Towson, Maryland
21286

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Mr. Timothy Kotroco, Director
Department of Permits & Development
Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

21204+4615

The Aigburth Manor Association of Towson, Inc.
P.O. Box 20143 • Towson, Maryland 21284-0143

January 14, 2008

Zoning Review Bureau
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case 08-118-SPHA

To whom it may concern,

At our regular meeting of January 8, 2008, the board of The Aigburth Manor Association of Towson, Inc. voted to **oppose** the variances requested in case 08-118-SPHA. The property in question falls within the boundaries of our community association.

As you know, our community and surrounding areas are under great pressure from the growth of Towson University, who is not providing adequate housing on campus for the increased enrollment. Even the new dorms currently under construction will not catch up to the already existing shortfall.

Our Association has opposed splitting up homes into multiple apartments for many years. Generally they are owned by absentee landlords and are rented to students, who bring all sorts of problems: noise at all hours, trash, too many cars, vandalism, public drunkenness/urination and worse, and overcrowded apartment units (more than two unrelated adults per unit). The landlords spend little on maintenance so they can maximize profits. The community is left to spend lots of time and money obtaining enforcement of County laws and zoning regulations, meanwhile the quality of life is adversely affected.

In 1996 we opposed the creation of three apartments in the single-family home across the street at 8 Aigburth Road (case 97-57-SPH), and revisited that case in 1999 (case 99-215-SPH), which was upheld upon appeal.

Dividing the house into four apartments will at least double the number of residents of the property, with a commensurate increase in the number of cars and traffic coming and going at any time of the day. Even though the current owner lives next door and would presumably monitor the renters, we are concerned about the future if the house is sold to someone else, or the current owner moves away.

Requesting three variances indicates a desire to over-use a property in a DR5.5 zone. We ask that the variances be denied.

Sincerely,

Paul S. Hartman
President, the Aigburth Manor Association of Towson, Inc.
Please send correspondence to my home address:
18½ Cedar Avenue, Towson, MD 21286

cc: John Geilfuss
Donnell Zeigler, Planning Office

John Geilfuss
9 Aigburth Road
Towson, MD 21286

Donnell Zeigler
Planning Office
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

The Aigburth Manor Association of Towson, Inc.
P.O. Box 20143 • Towson, MD 21284-0143

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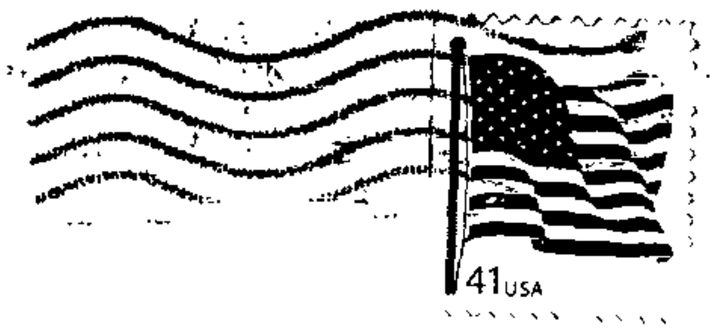


Re: Case 08-118-SPHA

Zoning Review Bureau
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

21204+4602

Mr. Timothy Kotroco Director
PDM rm. 111
111 W. Chesapeake Ave.
Towson,Md. 21204

January 16,2008

Re: 15 Aigburth Rd. (Case #-118-SPHA
Hearing Jan 28,9A.M. rm. 407 Circuit Court

Sir.

I wish to withdraw my signature on the petition approving the above case. After reconsidering and becoming fully aware of the request for four apartments and three variences I an convinced that such an approval would lead to a very negative effect to the entire neighborhood.

Sincerely,

Leonard V. Kirby

Leonare V. Kirby
203 Aigburth Rd.

Leonard
21286

8 Maryland Avenue
Towson, MD 21286
January 15, 2008

Mr. Timothy Kotroco, Director
PDM rm 111
111 W. Chesapeake Ave.
Towson, MD 21204

RE: Case #-08-118-SPHA - 15 Aigburth Ave.

Dear Mr. Kotroco:

When we bought our house on Maryland Avenue, we spent more time talking with neighbors than we did evaluating the kitchen. Our neighborhood is a small enclave of mostly single family homes, and this was very important to us. Since we've been there, we've seen older residents move out to be replaced by younger couples with children. It is a gem of a neighborhood.

There is no question that when homes get turned into apartments, the previous integrity of the neighborhood declines. Please consider our love of the neighborhood when you make your decision on the requested variances.

One more point, if I may: A doctor's office in a house may create problems only during business hours. With 4 apartments, the potential for problems is 24/7 . We experienced that last year when a house on Maryland Avenue was rented to students. Thankfully, our zoning pleas were answered, and that problem is gone. Upholding the current zoning for 15 Aigburth would maintain the single-family nature of the neighborhood and help prevent the problems that often arise with rentals near a university.

Cordially yours,

Florence Newman

B. Florence Newman
(owner, 8 Maryland Ave.)

Howard Taylor

Howard M. Taylor
(husband)

TOWSON MANOR VILLAGE
COMMUNITY ASSOCIATION

January 17, 2008

Zoning Review Bureau
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case 08-118-SPHA

Dear Sir or Madam:

I am writing on behalf of the Towson Manor Village Community Association to express our concern about the proposal to convert a house, formerly used as two apartments and a professional office, into four apartments. The property is located at 15 Aigburth Road in Towson. Zoning hearings pertaining to this matter are scheduled to occur this month.

The Towson Manor Village Community Association does not support this proposed conversion. We believe the conversion would generate adverse effects on the Aigburth Manor community, and would be detrimental to surrounding communities such as our own.

When constructed, this property was a single-family house in a neighborhood of other single-family houses. Potentially, it could now become a multi-family apartment building. This change in use and occupancy would create an unreasonable burden on the surrounding private properties and public infrastructure. For these reasons, we believe that the proposed conversion would be incompatible with the surrounding homes and the community in general.

We support maintaining the existing set-up of the property, but would prefer to see the house converted back into a single-family home. We do not support the construction of a four-unit, multi-family apartment building.

We believe that our position on this matter represents the best interests of the community at large. Please share this letter with the county officials who will be involved in deciding the fate of this house. Thank you for your time and consideration.

Regards,

Michael Gerding
Vice President of Planning and Zoning
Towson Manor Village Community Association

Cc: Vince Gardina's Office; Donnell Zeigler, Planning; Paul Hartman, Aigburth Manor; Ed Kilcullen, GTCCA; Broc Silberzahn, TMVCA; Judith Giacomo.

◆ 100 MARYLAND AVENUE ◆ TOWSON, MD 21286-3233 ◆ (410) 583-1438 ◆ WWW.TOWSONMANORVILLAGE.ORG

TMVCA
100 MARYLAND AVENUE
TOWSON, MD 21286-3233

BALTIMORE MD 212
19 JAN 2008 PM 2 T

USA 41

ZONING REVIEW BUREAU
111 WEST CHESAPEAKE AVENUE, RM. 111
TOWSON, MD 21204

RE: CASE 08-118-SPHA

21204+4602

1/20/08

Mr Katroca

I live in the Aigburth Manor Assn of Towson & this is to oppose any variances being requested by the Culfuss's

I want our neighborhood to stay as single family homes not more opportunities for College students to add noise ect to what is a peaceful one.

I now know all the facts & strongly oppose any variances

Thank you

Mary Carol Bruff
15 Hillside Ave
Towson MD 21286
410-823-1445

Mary Carol Bruff

15 Hillside Ave
21286

BALTIMORE MD 212

22 JAN 2008 PM 9 L

LOUIS COMFORT TIFFANY

Mr Timothy Kotroco, Director
PDM RM 111
111 W Chesapeake Ave
Towson MD 21204

21204+4615

Gilfoss vs Giacomo 1/29 case# 08 118 SPHA

MR. TIMOTHY KOTROCO, DIRECTOR
PDM Room 111
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

CHARLES H. SLIKE
7901 YORK ROAD
TOWSON, MD 21204

JANUARY 20, 2008

SUBJECT: CASE # 08-118-SPHA ; 15 AIGBURTH ROAD ;
HEARING SET FOR JANUARY 28, 9 A.M. RM 407

Dear Mr. Kotroco,

I am writing this letter because I cannot be at the hearing highlighted in the subject line. I just recently fell and fractured a hip and am confined to my home for at least the next month.

I feel rather strongly that the petitioners not be given the 3 variences requested. I believe the petitioners have been good neighbors; and certainly

wish them a long stay in our neighborhood. But 1) they certainly do not need yet another apartment, and 2) we (the neighborhood) would be "going out on a limb" by allowing the variances requested. My concern is not with the ~~petitio~~ petitioners, but with what might occur if the property was sold to an unscrupulous real estate person at some point in the future. God knows how many College kids we would have in the house.

I really hope you see our side of this issue and deny the requested variance.

Thanking you in advance!

Charles H. Shiles

SLIKE
7901 YORK ROAD BALTIMORE MD 212
TOWSON, MD 21204 22 JAN 2008 PM 3 L

USA 41

MR. TIMOTHY KOTROCO, DIRECTOR
PDM ROOM 111
111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204

20444615

Mr. Timothy Kotroco, director

PDM rm. 111

111 W. Chesapeake Ave.

Towson, MD 21204

21 January 2008

Dear Mr. Kotroko,

We are writing to express opposition to zoning variances to develop the property at 15 Aigburth Road for multi-unit dwelling. Due to its proximity to Towson University, this neighborhood has battled with the difficulties of having transients amongst us who are less careful about noise, litter, upkeep, and various other issues that affect quality of life and property values for homeowners.

The property in question is a nicely landscaped lot that is home to a beautiful stone building. Paving the lawn to fit more cars and carving up the house to fit more transients will have a negative impact on the neighborhood – both aesthetically, and functionally. Single families have shown interest in the property, and the current owners have refused to sell, perhaps because they believe that the property is worth more to them as a multi-unit rental.

If the owners were planning improvements that would benefit the community, we would consider zoning variance to be appropriate. Unfortunately, we have no reason to believe that this is the case, and fear the opposite. Please do not hesitate to contact us with any questions.

Sincerely,

David Berman and Peggy Fussell

77 Cedar Ave

Towson

410-339-7481

BERMAN/FUSSELL
77 Cedar Ave
Towson, MD 21286

Mr Timothy Kotroco
PDM Rm 111
111 W. Chesapeake Ave
Towson, MD 21204

21204+4615

Susan D. Troupe
19 Aigburth Street
Towson, MD 21286

Please file in Zoning Commissioner's File
TMK

January 18, 2008

Mr. Timothy Kotroco
Director
PDM Room 111
111 West Chesapeake Avenue
Towson, MD 21204

REFERENCE: Case #08-118-SPHA

Dear Mr. Kotroco:

I wish to inform you that I strongly oppose the three variances in this case.

I am a 14-year resident of this family community. I cannot state strongly enough my opposition to having rental property of this nature in a community such as ours.

Thank you.

Sincerely,

Susan D. Troupe

Susan D. Troupe

RECEIVED
JAN 2 2 2008
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

08-29

THE KNOLLWOOD-DONNYBROOK Improvement Association, Inc.

Towson, Maryland 21286

January 22, 2008

Mr. Tomothy Kotroco, Director

PDM, room 111

111 W. Chesapeake Ave.

Towson, MD 21204

CASE NUMBER **08-118-SPHA**

The Knollwood-Donnybrook Improvement Association board of directors strongly urges you to rule against the requested variances for the property at 15 Aigburth Road.

This change is not in keeping with the quality of the neighborhoods we are striving so hard to maintain. Property owners choose to live here for the lovely, family center neighborhoods. Many of us have been here for decades raising our families, sending their children to the local public schools. Our strong and active community organizations reflect the quality of these neighborhoods.

Regrettably we face increased pressure from transient populations and absentee ownership. This type of housing change tears at the fabric of the community we are trying so hard to preserve. Young transient neighbors add little to the community. Every increase in living density adds traffic to our already snarled roads.

For these reasons we urge you to rule against these variance requests.

Sincerely,

Fay Citerone, president Knollwood-Donnybrook Improvement Association

BALTIMORE MD 212

23 JAN 2003 PM 5 L

Mr. Timothy Kotroco, Director
PDM, room 111
111 W. Chesapeake Ave
Towson, MD 21204

21204+4615

The Greater Towson Council of Community Associations, Inc.

• P.O. Box 5421 • Towson, MD 21285-5421 • www.gtcca.org

January 24, 2008

Zoning Commissioner of Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Case # 08-118-SPHA

Dear Zoning Commissioner:

I am writing on behalf of the Greater Towson Council of Community Associations (GTCCA), an umbrella organization of 30 community associations in the Greater Towson area, to express our opposition to all variances requested in the above-referenced case.

I understand that these variances are necessary to allow the property-owners to convert the existing doctor's office on the first floor into an apartment and to add a fourth apartment in the basement. GTCCA opposes any such conversion. Real estate investors are increasingly targeting the neighborhoods surrounding Towson University, seeking to capitalize on the growing student population by converting single-family homes into multi-unit rental properties. Long-time homeowners are being driven from their homes, not wishing to live next door to a largely student population that occupies these rental units, creating a domino effect, with neighboring properties being bought up by eager investors. Regardless of the occupants, however, multi-unit rental properties place undue burdens on residential neighborhoods that were not developed to handle the increased traffic and parking demands.

There is no more glaring example of the damage that these conversions can have on once-stable family-oriented communities than the Towson Manor Village neighborhood, immediately north of Aigburth Manor, which just saw 35 of its houses – nearly 10 percent of the neighborhood – demolished after years of decline at the hands of rental property investors. No community should have to face such a fate.

The GTCCA respectfully requests that you reject the requested variances in the above-referenced case to protect this community from the likelihood of decline associated with conversion of homes into multi-unit rental properties. Thank you for your consideration of this request.

Sincerely,

Edward T. Kilcullen, Jr.
President

PROTESTANT'S
EXHIBIT NO. 4

Thomas P. Kelly
74 Cedar Ave.
Towson, Maryland 21286

Genesis HealthCare℠
1-800-709-6889

NEIL GBOR
MALENA KIRBY
HEATH KELLY
LETTERS
4/ had signed petition

January 25, 2008

Timothy Kotroco
Director
PDM Room 111
111West Chesapeake Ave.
Towson, Maryland 21204

Re: 15 Aigburth Road
Towson, Maryland 21286
Case No. 08-118-SPHA

Dear Mr. Kotroco:

This letter is intended to oppose the requested variances sought by the owner of 15 Aigburth Road for the purpose of adding additional rental units to the property.

We are concerned that, if granted, the requested variances will be one more step in changing the nature of our neighborhood from owner/family occupied homes to rental properties. With the expressed intent of Towson University to continue its expansion and the lack of on campus housing, any rental units in our neighborhood are likely, at some point, to become student occupied, raising a number of potential issues.

We have learned of the owner's good intentions concerning to whom he would rent his units if the variance are granted and acknowledge that he currently lives next door to the property. We recognize, however, that once the variances are granted, there would be no legal impediment to any subsequent owner of the property acting without regard to those self imposed limitations. Nor is there any expectation that any subsequent owner would, like the current owner, live next door and thereby be able to maintain a watchful eye over the tenants.

When we initially signed the petition at the request of the owner, we were unaware that as many as three individual variances were being

PROTESTANT'S
EXHIBIT NO. 5

wish them a long stay in our neighborhood. But 1) they certainly do not need yet another apartment, and 2) we (the neighborhood) would be "going out on a limb" by allowing the variances requested. My concern is not with the ~~pet~~ petitioners, but with what might occur if the property was sold to an unscrupulous real estate person at some point in the future. God knows how many College kids we would have in the house.

I really hope you see our sides of this issue and deny the requested variances.

Thanking you in advance.

Charles H Allen

MR. TIMOTHY KOTROCO, DIRECTOR
PDM Rm 111
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

CHARLES H. SLIKE
7901 YORK ROAD
TOWSON, MD 21204

JANUARY 20, 2008

SUBJECT: CASE # 08-118-SPHA; 15 AIGBURTH ROAD;
HEARING SET FOR JANUARY 28, 9 A.M. RM 407

Dear Mr. Kotroco,

I am writing this letter because I cannot be at the hearing highlighted in the budget line. I just recently fell and fractured a hip and am confined to my home for at least the next month.

I feel rather strongly that the petitioners not be given the 3 variances requested. I believe the petitioners have been good neighbors; and certainly

Mr. Timothy Kotroco Director January 16,2008
PDM rm. 111
111 W. Chesapeake Ave.
Towson,Md. 21204

Re: 15 Aigburth Rd. Case #-118-SPHA
Hearing Jan 28,9A.M. rm. 407 Circuit Court

Sir.

I wish to withdraw my signature on the petition approving the above case. After reconsidering and becoming fully aware of the request for four apartments and three variences I an convinced that such an approval would lead to a very negative effect to the entire neighborhood.

Sincerely,

Leonard V. Kirby

Leonare V. Kirby
203 Aigburth Rd.

Leonard
5/12 86

8 Maryland Avenue
Towson, MD 21286
January 15, 2008

Mr. Timothy Kotroco, Director
PDM rm 111
111 W. Chesapeake Ave.
Towson, MD 21204

RE: Case # 08-118-SPHA - 15 Aigburth Ave.

Dear Mr. Kotroco:

When we bought our house on Maryland Avenue, we spent more time talking with neighbors than we did evaluating the kitchen. Our neighborhood is a small enclave of mostly single family homes, and this was very important to us. Since we've been there, we've seen older residents move out to be replaced by younger couples with children. It is a gem of a neighborhood.

There is no question that when homes get turned into apartments, the previous integrity of the neighborhood declines. Please consider our love of the neighborhood when you make your decision on the requested variances.

One more point, if I may: A doctor's office in a house may create problems only during business hours. With 4 apartments, the potential for problems is 24/7 . We experienced that last year when a house on Maryland Avenue was rented to students. Thankfully, our zoning pleas were answered, and that problem is gone. Upholding the current zoning for 15 Aigburth would maintain the single-family nature of the neighborhood and help prevent the problems that often arise with rentals near a university.

Cordially yours,

Florence Newman

B. Florence Newman
(owner, 8 Maryland Ave.)

Howard Taylor

Howard M. Taylor
(husband)

1/20/08

Mr Katroca

I live in the Aigburth Manor Assn of Towson
& this is to oppose any variances
being requested by the Culfuss's
I want our neighborhood to
stay as single family homes
not more apartments for College
students to add noise ect to
what is a peaceful one.
I now know all the facts &
strongly oppose any variances

Thank you
Mary Carol Bruff
15 Hillside Ave
Towson MD 21286
410-823-1445

Mary Carol Bruff

Mr. Timothy Kotroco, director

PDM rm. 111

111 W. Chesapeake Ave.

Towson, MD 21204

21 January 2008

Dear Mr. Kotroko,

We are writing to express opposition to zoning variances to develop the property at 15 Aigburth Road for multi-unit dwelling. Due to its proximity to Towson University, this neighborhood has battled with the difficulties of having transients amongst us who are less careful about noise, litter, upkeep, and various other issues that affect quality of life and property values for homeowners.

The property in question is a nicely landscaped lot that is home to a beautiful stone building. Paving the lawn to fit more cars and carving up the house to fit more transients will have a negative impact on the neighborhood – both aesthetically, and functionally. Single families have shown interest in the property, and the current owners have refused to sell, perhaps because they believe that the property is worth more to them as a multi-unit rental.

If the owners were planning improvements that would benefit the community, we would consider zoning variance to be appropriate. Unfortunately, we have no reason to believe that this is the case, and fear the opposite. Please do not hesitate to contact us with any questions.

Sincerely,

Margaret Fussell

David Berman and Peggy Fussell

77 Cedar Ave

Towson

410-339-7481

Susan D. Troupe
19 Aigburth Street
Towson, MD 21286

Please file in Zoning Commissioner's File
TMK

January 18, 2008

Mr. Timothy Kotroco
Director
PDM Room 111
111 West Chesapeake Avenue
Towson, MD 21204

REFERENCE: Case #08-118-SPHA

Dear Mr. Kotroco:

I wish to inform you that I strongly oppose the three variances in this case.

I am a 14-year resident of this family community. I cannot state strongly enough my opposition to having rental property of this nature in a community such as ours.

Thank you.

Sincerely,

Susan D. Troupe

Susan D. Troupe

(@ing: 1/28/08 @ 9:00 am

January 13, 2008

Mr. Timothy Kotroco, Director
Department of Permits & Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case number: 08-118-SPHA, 15 Aigburth Road

Dear Mr. Kotroco,

I am writing in opposition to granting the (3) variances for 15 Aigburth Road that would allow 4 apartments. I have lived at 18 Aigburth Road for 24 years. Our neighborhood has struggled long and hard to keep rentals at bay because of our proximity to Towson University and problems with student housing. The Geilfuss' have contributed to the neighborhood by renovating one of the homes for their residence and we all welcomed them with open arms. So it was very uncomfortable when they came to each of our doors requesting a signature in support of the 4 apartments. At the time I did not realize they needed the variances to do what they wished. I signed the petition against my better judgment. Seeing that the Geilfuss residence is next to 15 Aigburth, I asked if they would be willing to sign a covenant if they sold their residence, 15 Aigburth would revert back to 2 apartments and the doctor's office. (I was willing to assume since they lived next door they would monitor the activities from the rentals.) Mr. Geilfuss said he would not agree to any covenants.

I could go on, but the bottom line is we don't need more apartments, and I am opposed to allowing the variances for 15 Aigburth Road.

Sincerely,

Sally Malena

Sally Malena

Timothy Kotroco - commer on Case # 08-118-SPHA SW 1 00 00

From: "Judith Frohman" <judith.frohman@e4e.com>
To: <tkotroco@baltimorecountymd.gov>
Date: 01/17/08 1:42 PM
Subject: comments on Case # 08-118-SPHA
CC: <afreeburger@baltimorecountymd.gov>

Kristen: please file in case file Tim K.

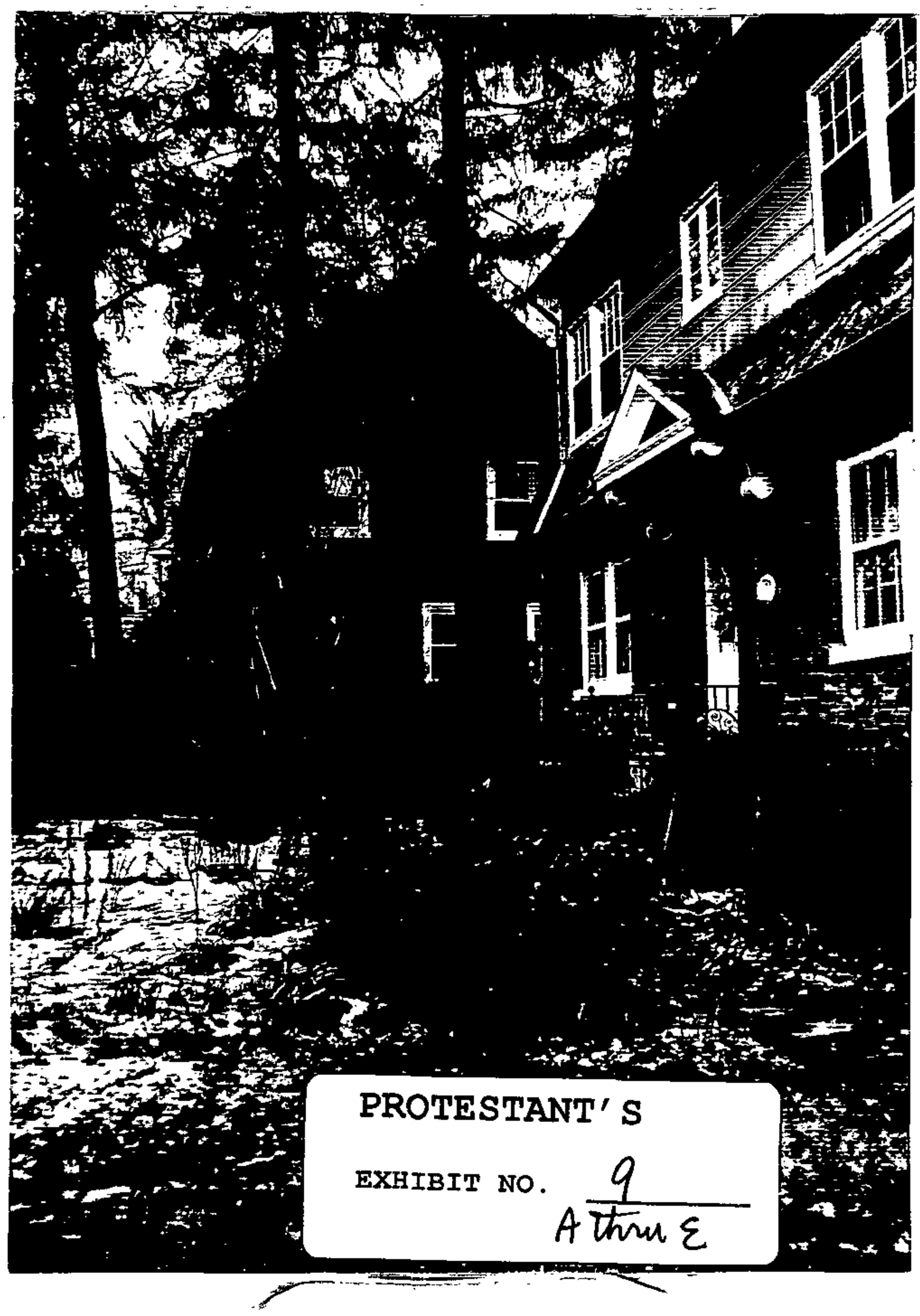
Hello,
I am an Aigburth Manor resident in Towson, Maryland. It has come to my attention that the house on 15 Aigburth Road would like to be a 4 apartment dwelling.

Since we are so close to Towson University, more rental properties would be ideal for the school, but not for the permanent home owners. More rental properties will create more noise, parking issues, garbage. Non Permanent dwellers are less likely to care about the beauty and preservation of the neighborhood than permanent residents.

I disapprove of allowing the dwelling at 15 Aigburth Road to be a 4 apartment dwelling. I support less rental properties and more single family dwellings in this area.

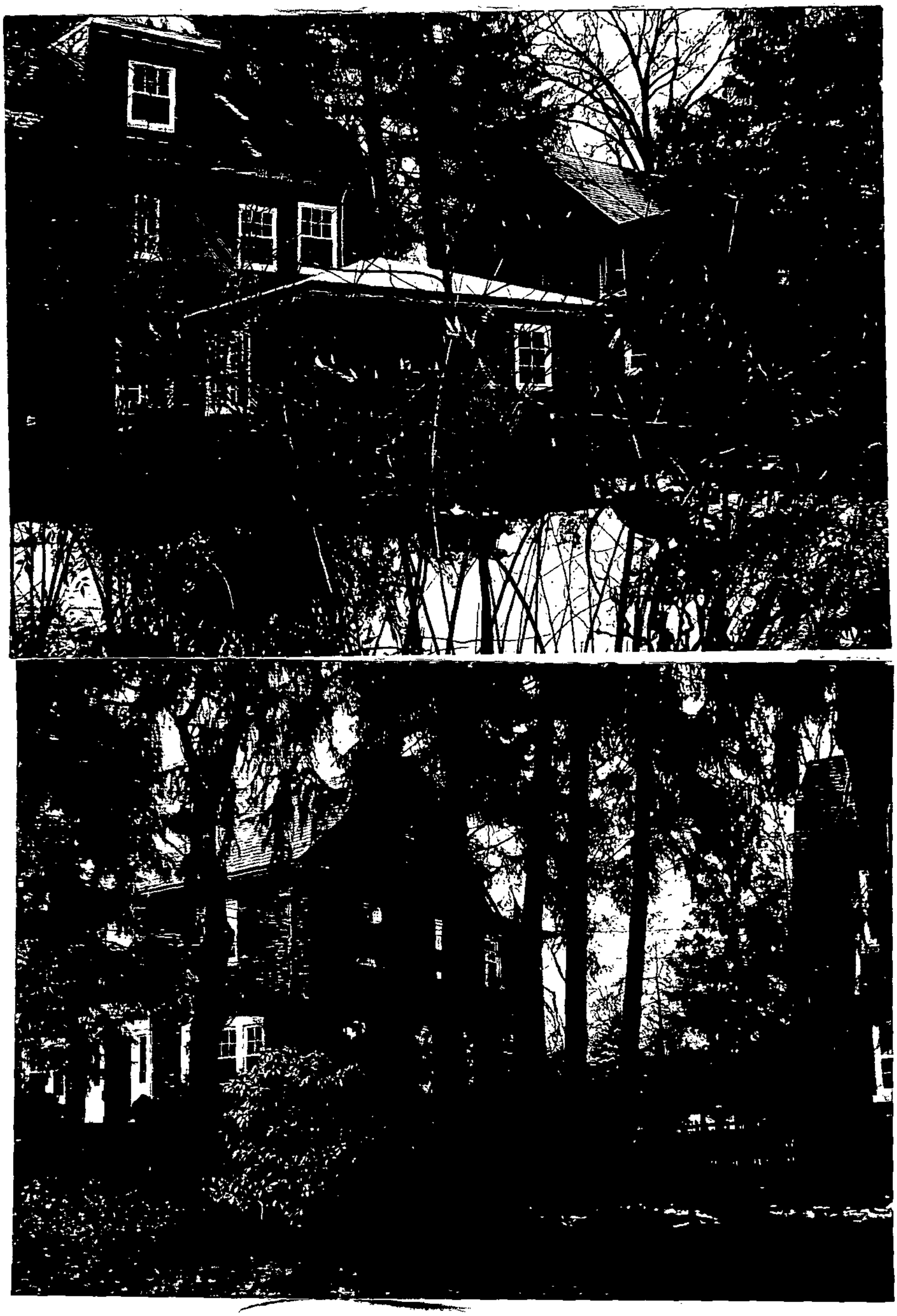
Thank you.

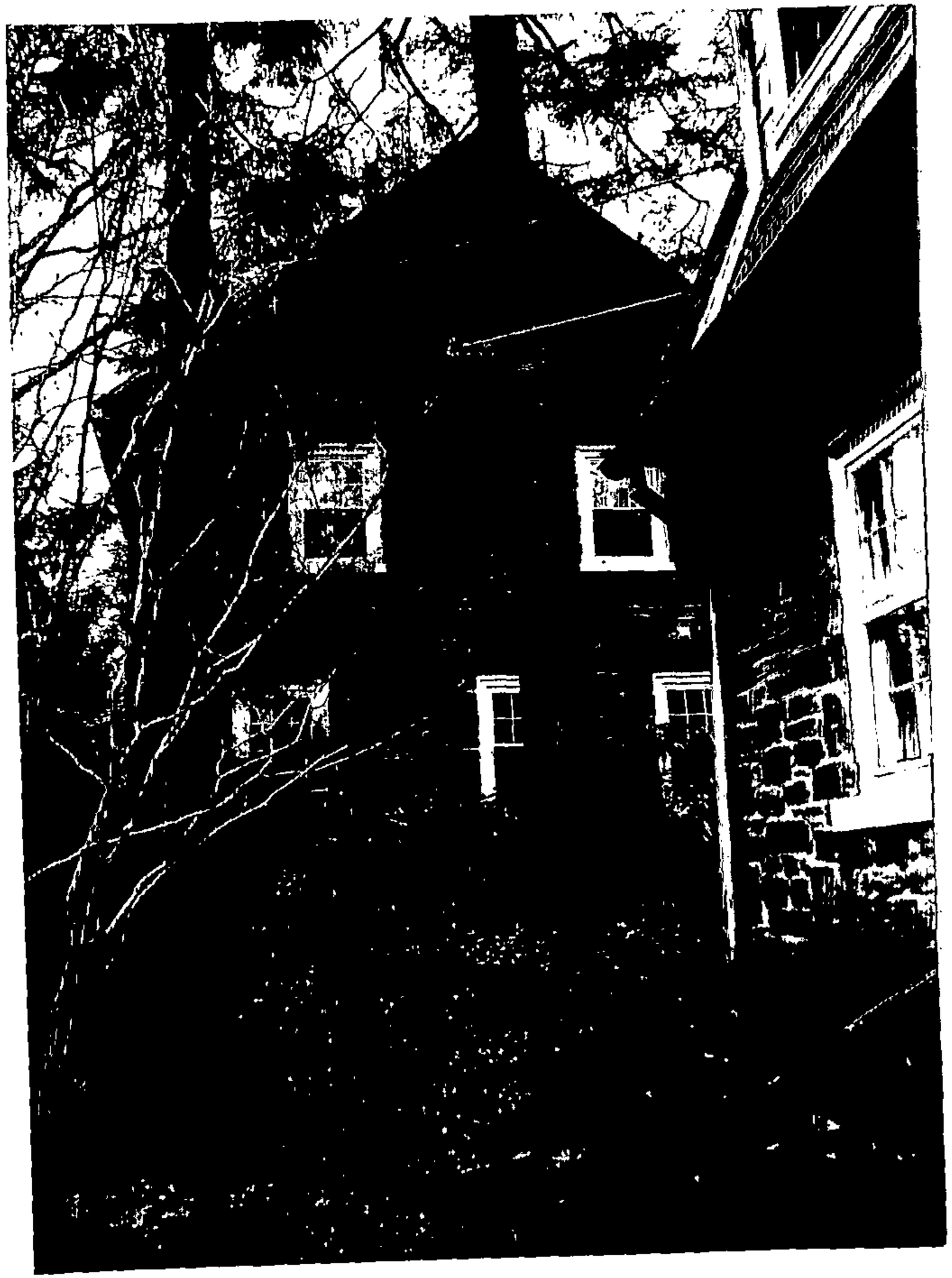
Judith Frohman
73 Cedar Ave
Towson, Md. 21286

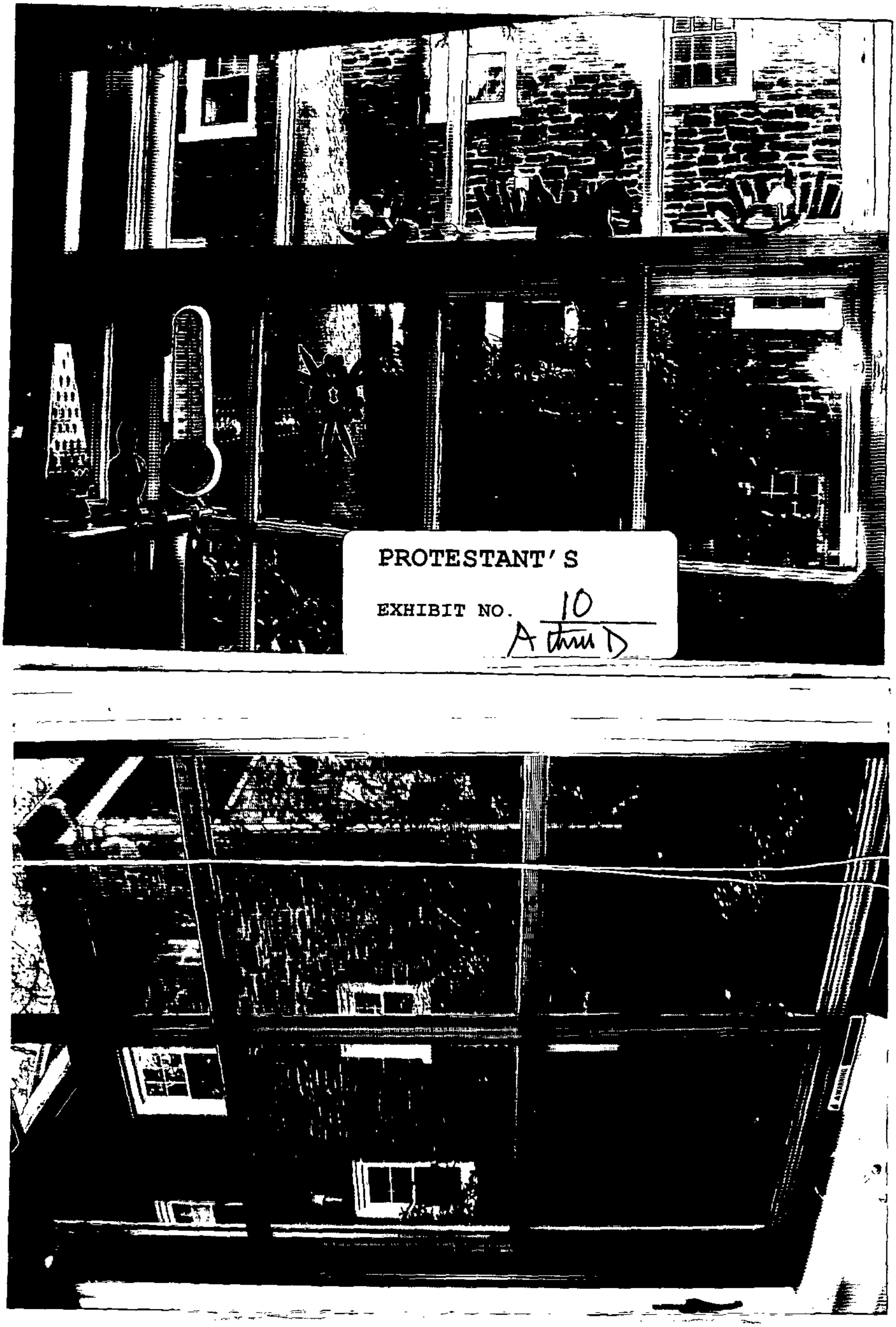


PROTESTANT'S

EXHIBIT NO. 9
A thru E



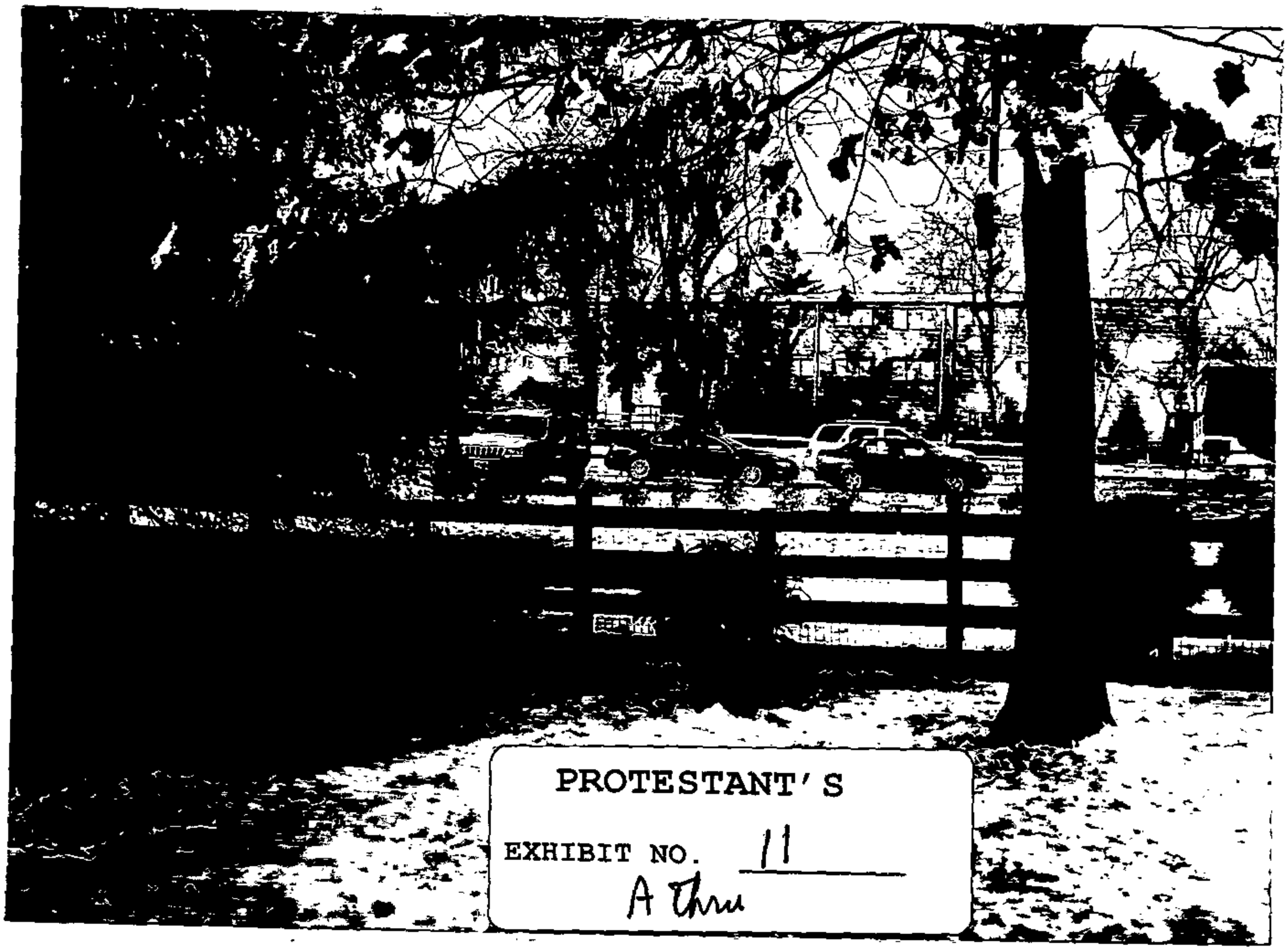




PROTESTANT'S

EXHIBIT NO. 10

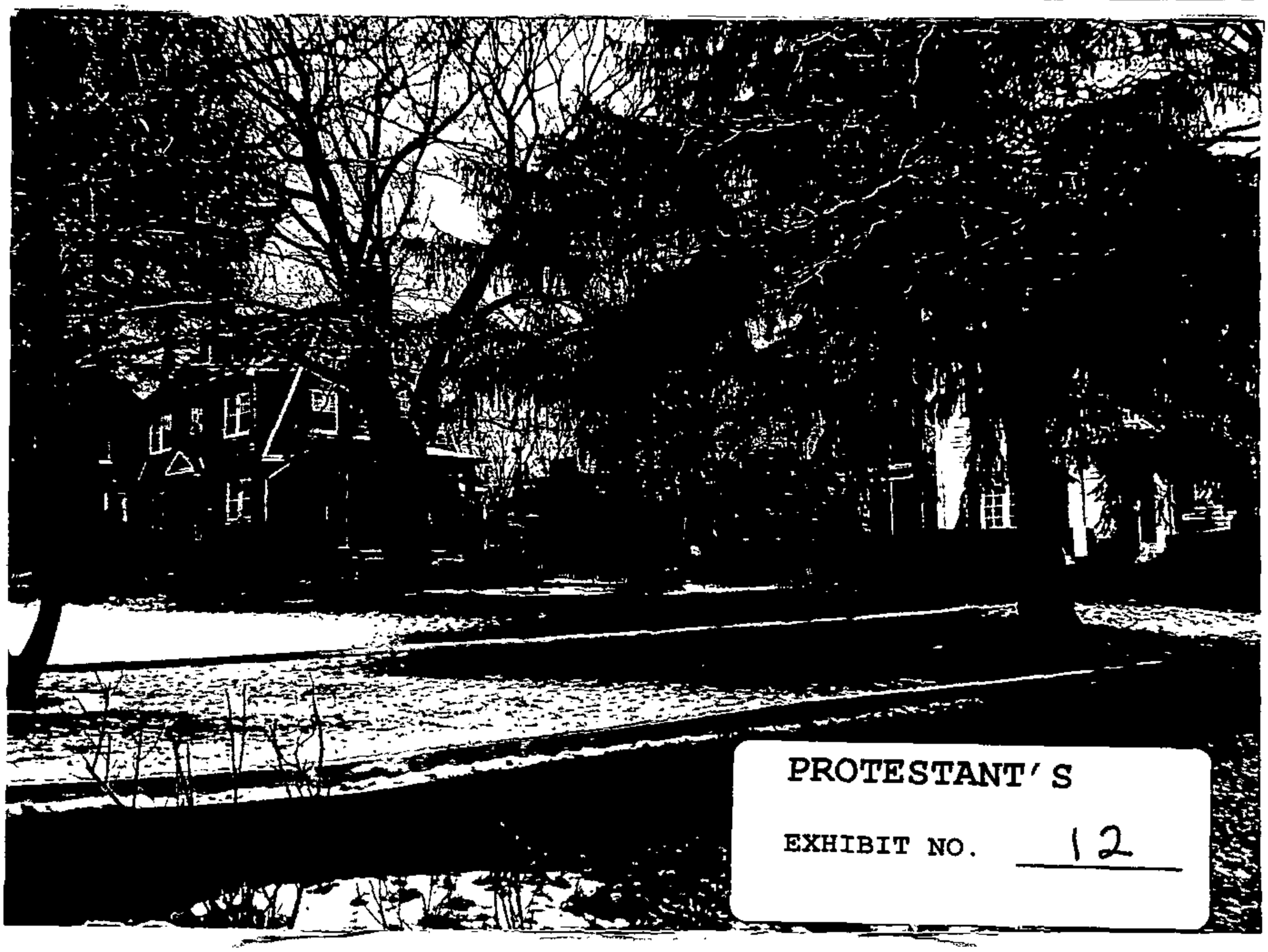
A thru D



PROTESTANT'S

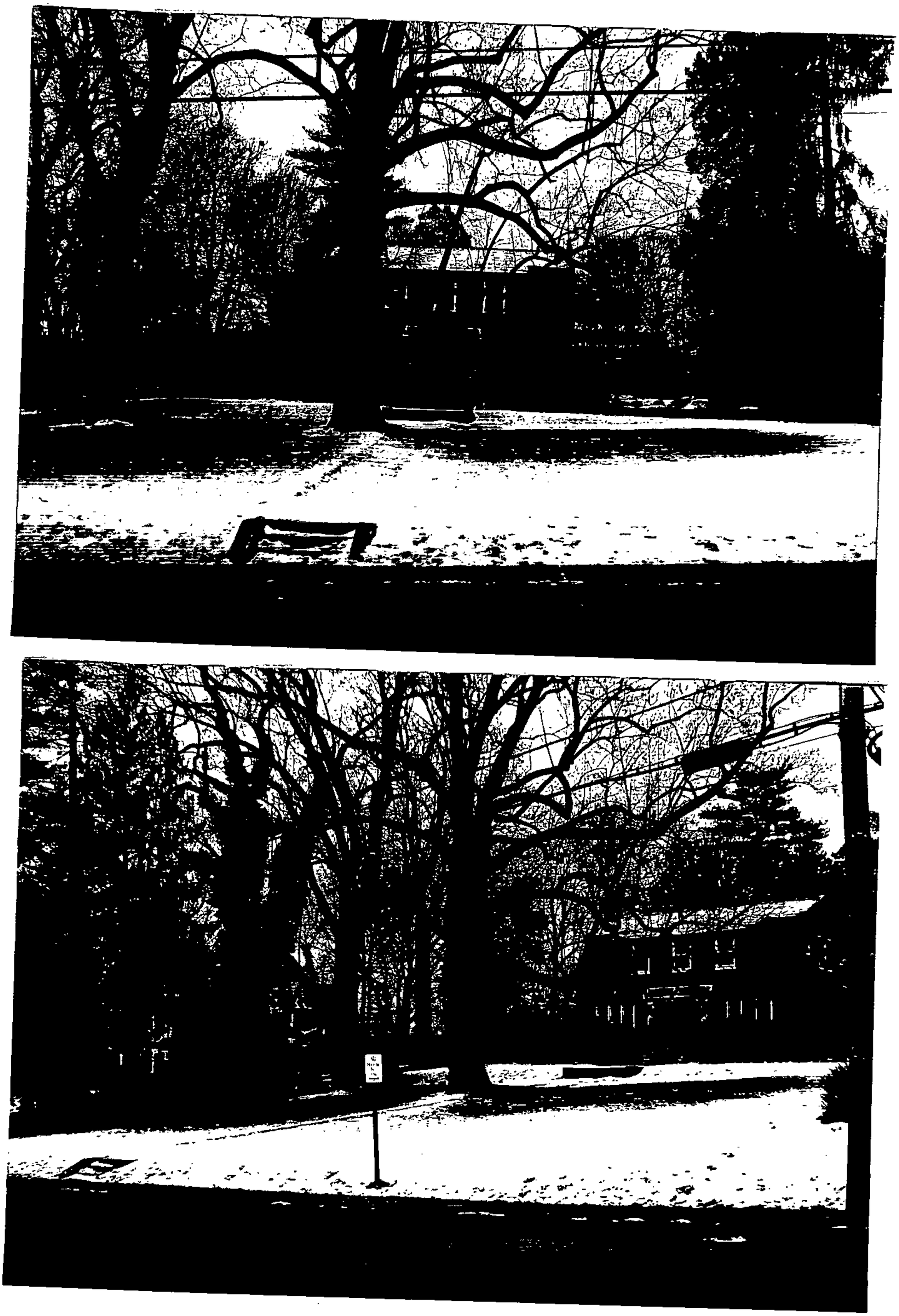
EXHIBIT NO. 11

A thru



PROTESTANT'S

EXHIBIT NO. 12



TO THE ZONNING COMMISSIONER

FOR BALTIMORE COUNTY MARYLAND

TOWSON, MARYLAND

Case No.: 08-118-SPHA

Hearing Date: 01/28/2008

* * * * ********** * * * *

AFFIDAVIT OF OPPOSITION

1. That the undersigned is a resident and owner of 4 Maryland Avenue, Towson, Maryland 21286. I am over eighteen years of age, have personal knowledge of the facts herein stated and am competent to be a witness as to those facts.

2. I am opposed to all of the requested zoning variances for 15 Aigburth Road, in the captioned matter for the following reasons.

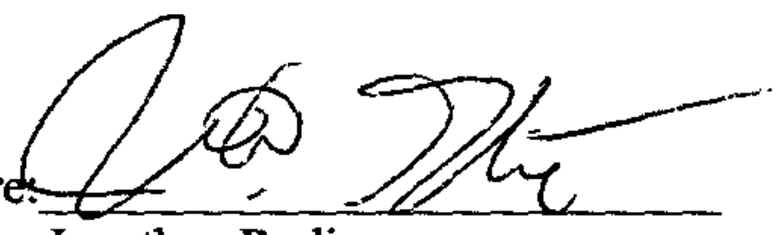
3. The traffic and street parking in the area is already currently overwhelmed. Adding additional rental units to the area will only serve to further exacerbate and overwhelm the current problems with traffic and parking.

4. On a daily basis, multiple times a day, I drive past 15 Aigburth Road and the through the intersection of Aigburth and York Road. The traffic is currently overwhelmed, particularly during rush hour, and it can regularly take multiple traffic light changes to get though the intersection of Aigburth and York Road during these time periods.

5. The parking on Aigburth Road, including in front of 15 Aigburth Road, is bumper to bumper during the time periods street parking is permitted.

6. The traffic situation, parking situation and stability of the neighborhood will best be served by maintaining single family homes in the area and by denying the requested variances. I solemnly affirm under the penalty of perjury that the contents of the foregoing Affidavit of Opposition are true and correct.

01/26/2008
Date

Signature: 

Jonathan Rudie
4 Maryland Avenue
Towson, Maryland 21286
(410)337-9118

Ashby and Milan Heath
20 Cedar Avenue
Towson, MD 21286

January 20, 2008

Mr. Timothy Kotroco
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case #08-118-SPHA

Dear Mr. Kotroco,

As owners of a home in the community of Aigburth Manor, we are writing to inform you of our **opposition** to the request for multiple variances for the property in our neighborhood, recorded as Case #08-118-SPHA.

As a family with two small children, who would like the neighborhood to maintain the family feeling it has now, we are opposed to any variance requests to add additional rental units which will undoubtedly be used to house students of nearby Towson University.

It is clear that the petitioner was well aware of the building restrictions when he purchased the property in question, and I believe whole-heartedly that he has created a self-inflicted hardship. In addition, based on the conversation that took place between me and the petitioner and his wife, who were canvassing the neighborhood for support, I am stunned and disheartened by his behavior and disregard for the valid concerns of his neighbors and the owners of the property adjacent to the building in question.

We trust that the system will uphold the rules and regulations it has in place and deny all variances requested. Thank you for your time.

Sincerely,

Ashby M Heath

Ashby McIntire Heath

Milan Austin Heath II

BALTIMORE COUNTY
MARYLAND

Timothy M. Kotroco
Director
Department of Permits and Development Management

01/24/08

«OwnerFName» «OwnerMI» «OwnerLName» «OwnerSuffix»
«Owner2FName» «Owner2MI» «Owner2LName» «Owner2Suffix»
«OwnerAddress1»
«OwnerCity» «OwnerState» «OwnerZip»

GENERAL
RENTAL REGISTRATION
LETTER

Dear «OwnerFName» «OwnerLName»
«Owner2FName» «Owner2LName»

Re: Rental Registration Property Compliance

I am the Deputy Director of Code Enforcement in Baltimore County. In that capacity, I am charged with the responsibility to enforce certain sections of the Baltimore County Code. One of those provisions deals with the registration of rental properties in certain Baltimore County neighborhoods. The Baltimore County Council has specifically identified those affected neighborhoods as having a disproportionate number of rental properties as compared to properties that are owner occupied. Landlord's obligations to comply with this new program was well publicized in local newspapers and community association newsletters.

The Rental Registration Task Force, through their research, has identified your property («RentalStreetNumber» «RentalStreetName» «RentalStreetType») as a "non-owner occupied" residence and therefore potentially subject to the Rental Registration law. Enclosed you will find an application that may be used by you to register your property. This application may also be used to explain why the Rental Registration law does not apply to your particular property. If you have any questions regarding this letter or the enclosed materials, please contact Adam Whitlock at 410-887-6060 or Karen Lewis, at 410-887-3616. They will be happy to assist you in achieving compliance with this program. You may also visit the Baltimore county website at www.baltimorecountymd.gov keyword rental registration.

Please be advised of Baltimore County's Rooming and Boarding House law (Bill 102-2001), which states that a property may not have more than 2 unrelated adults residing at the property. All violators are subject to possible fines and penalties.

Your cooperation with this registration program is appreciated. If we do not receive your completed application within 30 calendar days from the date of this letter, then a fine of $1000 plus $25 per day may be imposed upon you.

Respectfully,

Michael Mohler
Deputy Director Baltimore County Code Enforcement

PROTESTANT'S
EXHIBIT NO. 6

Rental Registration Program
111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-6060
www.baltimorecountymd.gov

Microsoft Access - [frmRentPropStrName : Form]

File Edit View Insert Format Records Tools Window Help

Rental Registration

Close Form

Parcel ID #: 09-13-755030

Hist Area: R11

Location

Street #: 15
Street Name: AIGBURTH
Street Type: ROAD
City: BALTIMORE
State: MD Zip: 21286

App Rec'd: 08/08/07
App Due: 09/08/07
App Rcv'd: NO
Date Rcv'd:
Man Hours:
Renewal:

Case #:
Fee: $50.00
Exemptions:
Section 8: NO
Year Built: 1925
Units:
Vacant P/U:
NonConforming Use #:
Conditional Permit #:
C Permit Date:

Owner

FName	MI	LName	Suffix
JOHN	F	GEILFUSS	
ANGELA	M	GEILFUSS	

Address: 9 AIGBURTH ROAD
City: BALTIMORE St: MD Zip: 21286
Home #:
Cell #:
Work #:
Fax #:
Email:

Inspection Information

Insp. Date:
Insp. Time:
PopUp: 11/02/07
Reinsp. Date:
Reinsp. Time:
Approved: No
Date:
Approved By:
Hearing Date:
Man Hours:

Notes

8/8/07 Sending out threat letter with appt. pop up if not contact from owner. AW.
10/2/07 Mailing letter to new owner address. AW
10/8/07 Received letter. Owner has hearing with zoning to determine number of units. Hearing 11/6/07. Pop up for result of hearing. AW.

Record: 2 of 11

Owner2 MI

CAPS NUM

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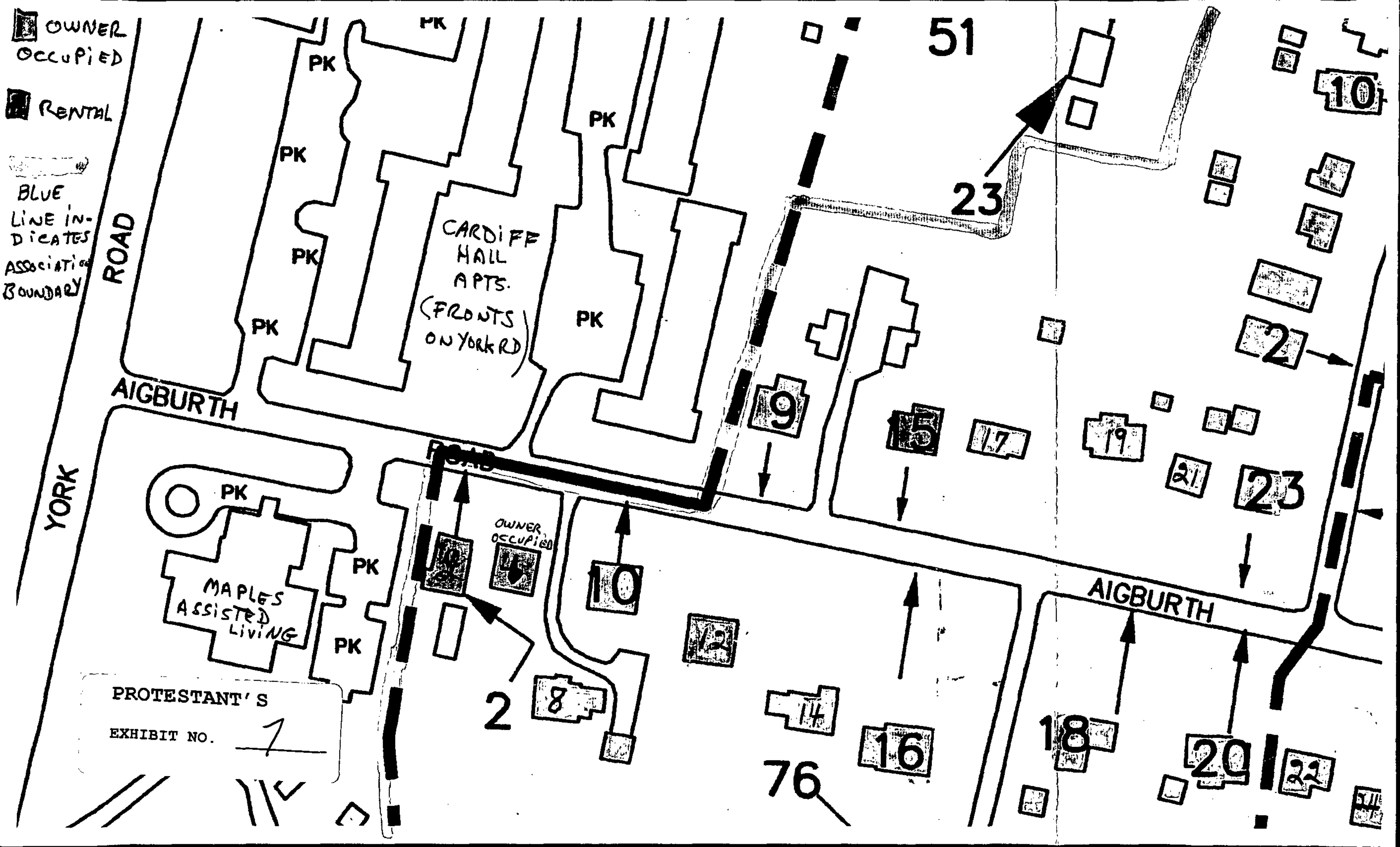
Thursday, Jan 24, 2008 03:35 PM


OWNER OCCUPIED
RENTAL
BLUE LINE INDICATES ASSOCIATION BOUNDARY
YORK ROAD
AIGBURTH ROAD
AIGBURTH
CARDIFF HALL APTS. (FRONTS ON YORK RD)
MAPLES ASSISTED LIVING
OWNER OCCUPIED
PK
51
23
10
2
9
15
17
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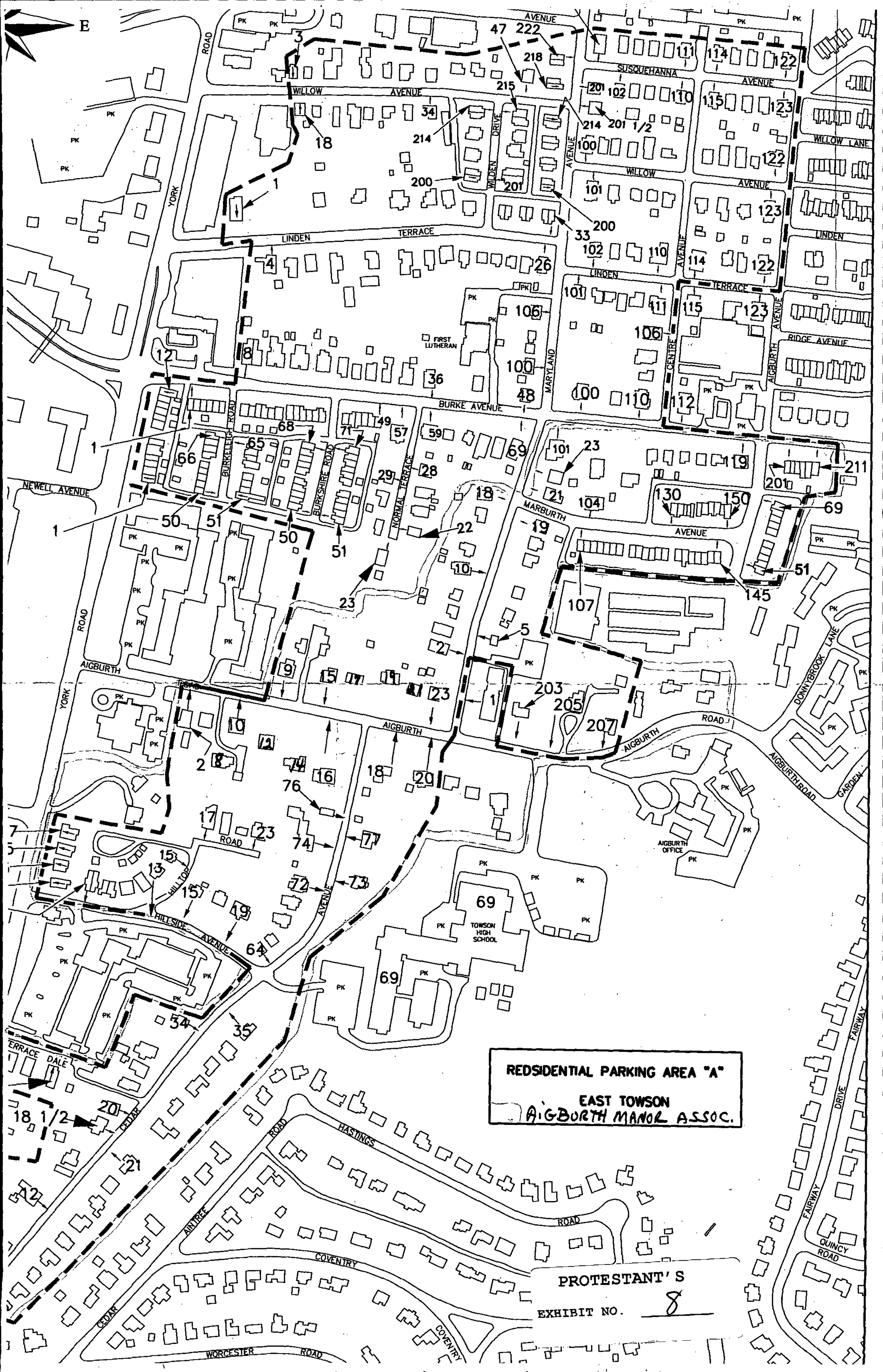
PROTESTANT'S
EXHIBIT NO. 1


E
YORK ROAD
WILLOW AVENUE
LINDEN TERRACE
BURKE AVENUE
NEWELL AVENUE
AIGBURTH ROAD
HILLSIDE AVENUE
TERRACE DALE
CEDAR ROAD
HASTINGS ROAD
COVENTRY ROAD
WORCESTER ROAD
AINTREE ROAD
QUINCY ROAD
FAIRWAY DRIVE
DONNYBROOK LANE
AIGBURTH GARDEN
AIGBURTH AVENUE
RIDGE AVENUE
WILLOW LANE
SUSQUEHANNA AVENUE
MARYLAND AVENUE
CENTRE AVENUE
WILDEN DRIVE
BURKLEIGH ROAD
BURKSHIRE ROAD
NORMAL TERRACE
MARBURTH AVENUE
HILLTOP ROAD
FIRST LUTHERAN
TOWSON HIGH SCHOOL
AIGBURTH OFFICE
PK
REDSIDENTIAL PARKING AREA "A"
EAST TOWSON
AIGBURTH MANOR ASSOC.
PROTESTANT'S
EXHIBIT NO. 8

TRAFFIC
KEITH
3554

OCTOBER 1989

SUMMARY OF TRIP GENERATION RATES
BALTIMORE COUNTY BUREAU OF TRAFFIC ENGINEERING

RESIDENTIAL		
SINGLE-FAM DET HOUSE (LARGE LOT> 70 FT)	12.5/unit	
SINGLE-FAM DET HOUSE (SMALL LOT< 70 FT)	10.5/unit	
TOWNHOUSE	8.5/unit	
APARTMENT-GARDEN OR CONDOMINIUM	6.0/unit	(18 ADT)
HIGH RISE APARTMENT	4.0/unit	
RETIREMENT COMMUNITY	3.5/unit	
LODGING-HOTEL-MOTEL	10.0/room	
OFFICE BUILDING		
Medical Office	34/1000 sq. ft.	(28 ADT)
Office Park	11.5/1000sq. ft.	
General Office		
under 100,000 G. S. F.	14/1000 sq. ft.	
100,000 to 199,000 G. S. F.	12/1000 sq. ft.	
over 200,000 G. S. F.	10/1000 sq. ft.	
RETAIL		
Discount Store	71/1000 sq. ft.	
Hardware/Paint Store	51/1000 sq. ft.	
Shopping/Center		
under 50,000 G. S. F.	95/1000 sq. ft.	
50,000 to 99,999 G. S. F.	75/1000 sq. ft.	
100,000 to 199,999 G. S. F.	59/1000 sq. ft.	
200,000 to 299,999 G. S. F.	48/1000 sq. ft.	
300,000 to 399,999 G. S. F.	43/1000 sq. ft.	
400,000 to 499,999 G. S. F.	40/1000 sq. ft.	
500,000 to 999,999 G. S. F.	33/1000 sq. ft.	
over 1,000,000 G. S. F.	32/1000 sq. ft.	
RESTAURANTS		
Quality	96/1000 sq. ft.	
High Turn Over Sit Down	201/1000 sq. ft.	
Fast Food With Drive-Thru	632/1000 sq. ft.	
BANK	190/1000 sq. ft.	or 319 per drive in window
SAVINGS AND LOAN	61/1000 sq. ft.	or 445 per drive in window
CONVENIENCE STORE 16 HRS	323/1000 sq. ft.	
CONVENIENCE STORE 24 HRS	887/1000 sq. ft.	
SUPERMARKET	126/1000 sq. ft.	
WAREHOUSE	5/1000 sq. ft.	56/acre
Manufacturing	4.0/1000 sq. ft.	39/acre
Mini-Warehouse	2.5/1000 sq. ft.	40/acre
Industrial (general light)	7.0/1000 sq. ft.	52/acre
Industrial (general heavy)	1.5/1000 sq. ft.	16/acre
Industrial Park	7.0/1000 sq. ft.	63/acre

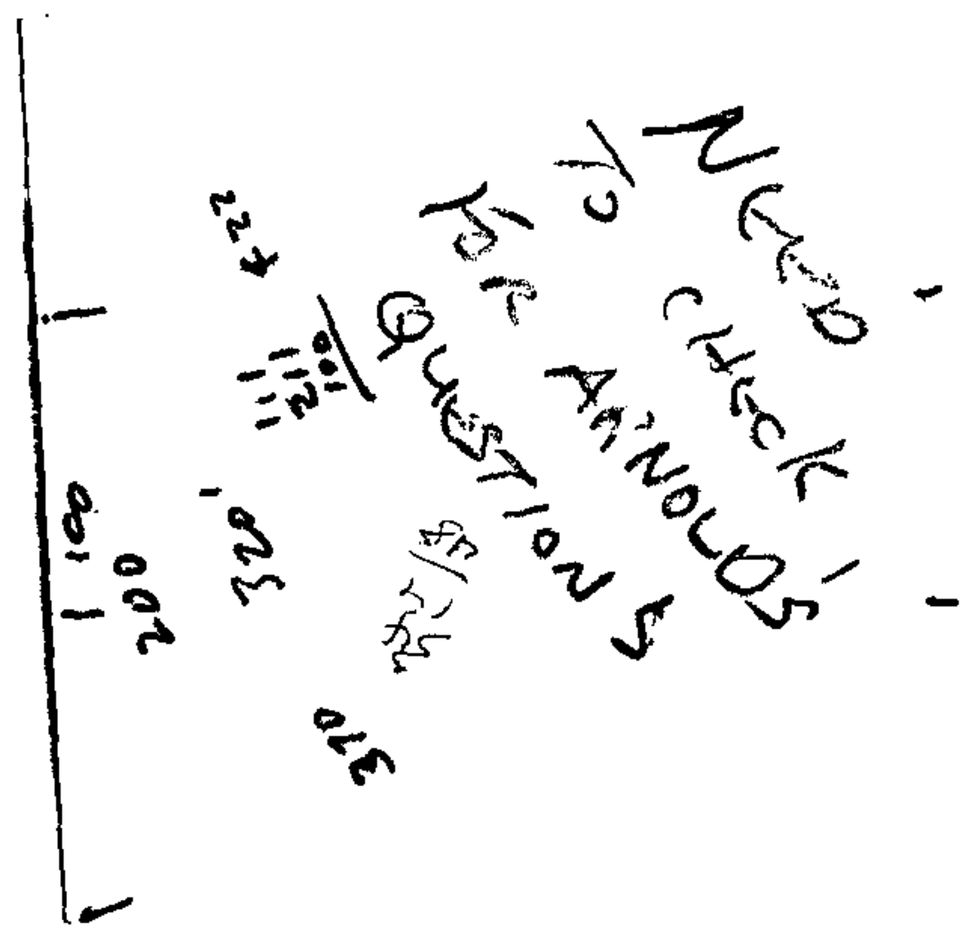
PETITIONER'S

EXHIBIT NO. 19

TOTAL P.

PETITIONER'S EXHIBIT

NO. 10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OF ARNOLDS'
QUESTIONS
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500

PETITIONER'S EXHIBIT

NO. 11

PETITIONER'S EXHIBIT 12

PETITIONER'S EXHIBIT

NO. 13

PETITIONER'S EXHIBIT

NO. 14

PETITIONER'S EXHIBIT 15

PETITIONER'S EXHIBIT 16

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** - 0913755030

Owner Information

Owner Name:	GEILFUSS JOHN F GEILFUSS ANGELA M	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	9 AIGBURTH RD TOWSON MD 21286-1104	**Deed Reference:**	1) /25303/ 513 2)

Location & Structure Information

Premises Address
15 AIGBURTH RD

Legal Description
LT NES AIGBURTH RD
15 AIGBURTH RD
625 E YORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
70	14	439						2	

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	3,633 SF	28,900.00 SF	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	STONE

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	46,220	97,220		
Improvements:	239,720	311,100		
Total:	285,940	408,320	367,526	408,320
Preferential Land:	0	0	0	0

Transfer Information

Seller:	ROIG RAMON F	**Date:**	03/06/2007	**Price:**	$500,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/25303/ 513	**Deed2:**	
Seller:	MOORE FILBERT L	**Date:**	10/29/1984	**Price:**	$169,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 6811/ 364	**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 *

PETITIONER'S
EXHIBIT NO. 17

PETITIONER'S EXHIBIT

NO. 9

PETITIONER'S EXHIBIT

NO. 8

Baltimore County - My Neighborhood

PETITIONER'S EXHIBIT 6

PETITIONER'S EXHIBIT 7

#73-209-RX

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
N/S of Aigburth Road, 669' E of York Road - 9th District
Dr. Filbert L. Moore - Petitioner
NO. 73-209-RX (Item No. 10)

: BEFORE THE
: DEPUTY ZONING
: COMMISSIONER
: OF
: BALTIMORE COUNTY

::: ::: :::

This Petition represents a request for a Reclassification from a D. R. 3.5 Zone to a D. R. 16 Zone, and a Special Exception for Offices and Dental Offices in a D. R. 16 Zone. The site is located on the north side of Aigburth Road, 669 feet east of the center line of York Road, in the Ninth Election District of Baltimore County.

Testimony was heard from the Petitioner, Dr. Moore; a civil engineer who prepared his site plans; and a real estate appraiser and broker. Many area residents were also present and testified in protest of the request.

The property has 100 foot of frontage with a depth of approximately 290 feet, and is improved with a two and one-half story stone dwelling, a frame two car garage and a parking area for several cars. Access to the parking area is provided by a 20 foot wide use in common driveway constructed on the westernmost property line for use by occupants of the subject property as well as occupants of the two story frame dwelling on the west.

Dr. Moore is an othodontist and has had a dental practice on the first floor of the subject dwelling for approximately four years. Rooms on the second floor are rented to Towson State students, and the third floor is utilized as his residence. The property is, for the most part, located within a D. R. 16 zoning classification, the easternmost boundary of said D. R. 16 Zone being parallel to and 740 feet east of the center line of York Road. Said parallel line running in a northsouth direction bisects the Petitioner's property, including the dwelling thereon, leaving 71 feet in a D. R. 16 classification and 29 feet on the eastern side of his lot in a D. R. 5. 5 Zone.

ORDER RECEIVED FOR FILING
DATE March 20, 1973
BY Stella Lizzy ck
ADMINISTRATIVE ASSISTANT

PETITIONER'S
EXHIBIT NO. 4

Properties in the immediate vicinity are, for the most part, improved with rather large well maintained homes. Some are rented, some have been converted to apartments, and some have rooms rented to Towson State students. Other uses, within close proximity of the subject site, include a rather large apartment complex; a group home development; a substantial development of individual homes (Towson Manor); a large non-conforming greenhouse operation; Towson Senior High School; and, offices and maintenance shops for the Board of Education. Towson State College, a major generator for rooms and other services, is located on the west side of York Road opposite Aigburth Road, approximately one block from the subject site.

The Petitioner, his engineer, and his appraiser all gave testimony to the effect that an error had been made in the establishment of the zone line. It was their opinion that the proposed use would not be detrimental and would serve a need in the community.

Area residents opposed any change in zoning or use on the basis that it would tend to change the residential character of their neighborhood and would lead to further changes in the future. They also objected to any increase in traffic on the heavily traveled Aigburth Road.

Comments from the Department of Traffic Engineering were, in essence, as follows:

> "The proposed use is not expected to be a major generator of traffic but Aigburth Road has traffic problems at this time, and any increase in trip generation is undesirable."

A field investigation of the subject property and surrounding vicinity revealed one or two homes that are not properly maintained, and some uses that are not normally found in a residential neighborhood. However, those uses have a long standing status in a substantially sound residential neighborhood, and should not be considered as basis for change. However, after having reviewed all facts and testimony, the Deputy Zoning Commissioner must agree with the recommendations of the Planning Board which state in part:

ORDER RECEIVED FOR FILING
DATE March 29, 1973
BY Leila P. Jaynes
Administrative Assistant

"The Planning Board believes that the D.R. 16 zoning should be expanded here so as to include the entire structure within its boundaries. However, in an effort to protect the well-maintained residences in the area from further expansion of higher intensity zoning, the 10-foot wide strip along the easternmost edge of the property should remain in the D.R. 5.5 zoning classification."

The Planning Board also suggested that, if granted, and if possible the Special Exception be restricted in such a way as to encourage the retention of the existing structure on this property. It was their opinion, that such restrictions would contribute to the maintance and attractive residential character of the area.

Considering all the above testimony, including Planning Board recommendations and the fact that the Petitioner's property and dwelling is bisected by the D.R. 16 Zone line for no apparent geographical reason, the Deputy Zoning Commissioner is of the opinion that an error was made in the placement of the zoning line in relation to the Petitioner's property.

It is also the opinion of the Deputy Zoning Commissioner, that the herein requested Special Exception will, with certain restrictions, meet all requirements of Section 502.1, and should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th of March, 1973, that the herein described property or area should be and the same is hereby Reclassified in part, from a D.R. 5.5 Zone to a D.R. 16 Zone. That portion to be reclassified is to include all of the Petitioner's property, with the exception of a parallel strip of land along the full depth of the lot, between the easternmost property line and the easternmost side of the dwelling as it presently exists.

It is further ORDERED that a Special Exception for Offices on the first floor of the subject premises should be and the same is hereby Granted from and after the date of this Order, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
DATE March 26, 1973
BY [illegible]
Auditor, Zoning Authority

1. That the only use to be made of the office shall be for a medical or dental practice. Only one practice may exist on the premises. This restriction shall not preclude one doctor being assisted in his practice by a professional associate doctor and necessary employees.

2. The building and grounds must be maintained in a state comparable to other residences at all times.

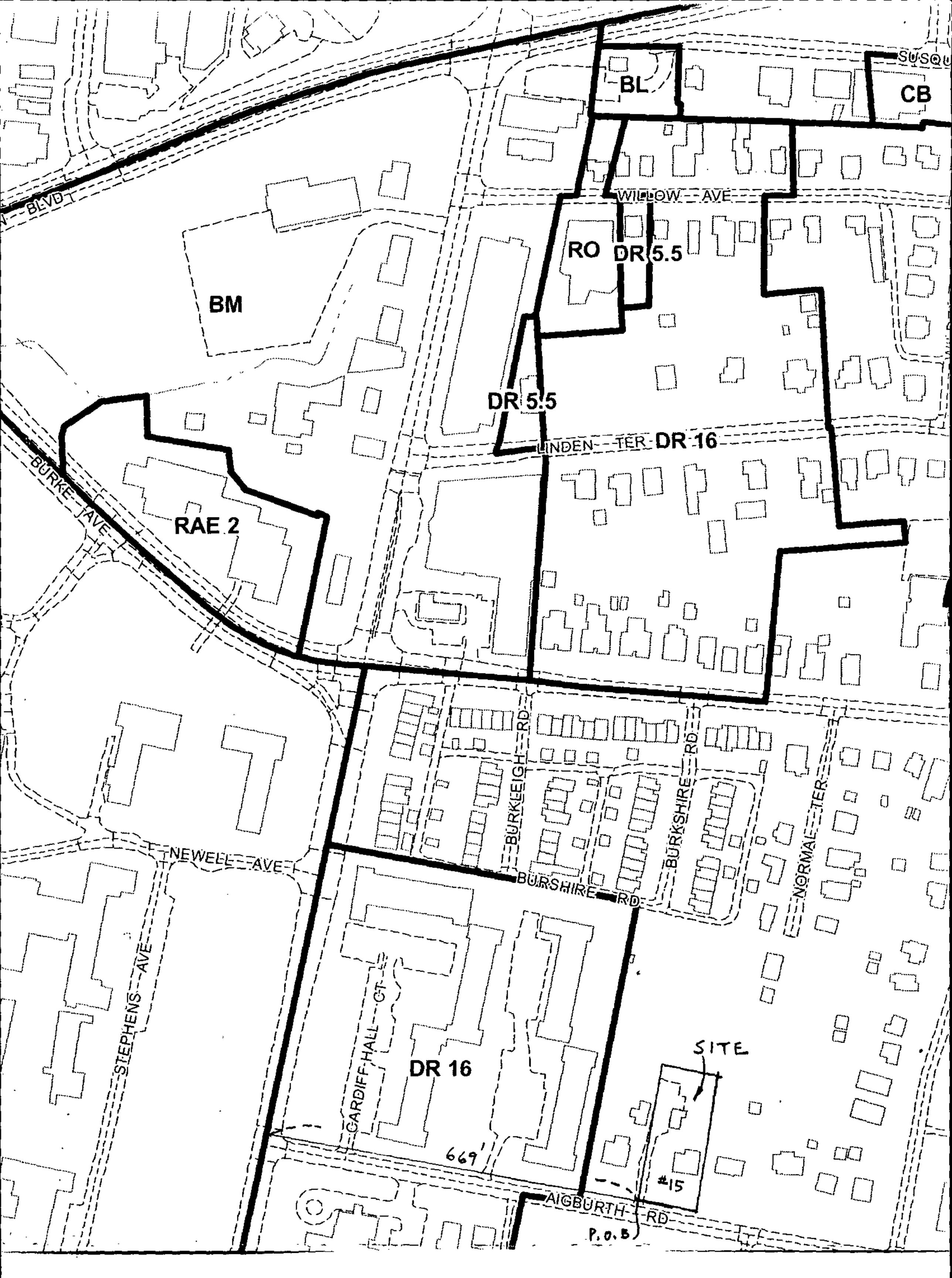
3. There shall be no changes to the exterior of the building except those required for proper maintenance.

4. A satisfactory site plan indicating, among other things, all permitted uses in the building and required parking, with satisfactory access.

5. Approval of said site plan by the Department of Traffic Engineering, Department of Public Works, Health Department, Fire Department, and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE March 20, 1973
BY Stella M. Fewell
Administrative Assistant



069B1	069C1	070A1	070B1	070C1
069B2	069C2	070A2	070B2	070C2
069B3	069C3	070A3	070B3	070C3

N

Scale

1" = 200'

0 100 200 400 Feet

08-118-SPHA

PETITIONER'S EXHIBIT 20

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

Households

			Signature
1	NAME:	Steve Ryan	Steve Ryan
	ADDRESS:	115 Marburth Ave	1
	PHONE #	Balto. MD 21286	
2	NAME:	Carl Weiss	Carl Weiss
	ADDRESS:	117 Marburth Ave	1
	PHONE #	Balto MD. 21286	
3	NAME:	JOE & JULIE HUTZ	
	ADDRESS:	127 MARBURTH AVE.	2 10/
	PHONE #	410. 377. 7394	
4	NAME:	Jacqueline Shear	J.S.
	ADDRESS:	133 Marburth Ave.	1
	PHONE #	Balto. MD 21286	
5	NAME:	Cecile Quinlan	Cecile Quinlan Esq.
	ADDRESS:	135 Marburth Ave	1
	PHONE #	(443) 255-5334	
6	NAME:	Ruth Knott	Ruth Knott
	ADDRESS:	137 Marburth Ave	
	PHONE #	Balto. MD. 21286	

PETITIONER'S EXHIBIT NO. 20

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

			Signature
7	NAME:	Lisa Yingling	Lisa Yingling (1)
	ADDRESS:	26 Cedar Ave	
	PHONE #	Balto Md 21286	
8	NAME:	Ashley Heath	Ashley Heath (1)
	ADDRESS:	20 Cedar Ave	
	PHONE #	Balto Md 21286	
9	NAME:	Maureen Hunter	Maureen Hunter (1)
	ADDRESS:	18 Cedar	
	PHONE #	Baltimore Md. 21286	
10	NAME:	Kevin + Diane Davenport	(2)
	ADDRESS:	7907 York Rd	
	PHONE #	Balto/ Md 21286	
11	NAME:	~~Marc +~~ Jean Spicer	Jean Spicer (1)
	ADDRESS:	4 Aigburth Rd.	
	PHONE #	Baltimore Md 21286	
12	NAME:	Jim McFaul	Jim McFaul (1)
	ADDRESS:	2 Maryland Ave	
	PHONE #	Balto. Md. 21286	

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

		Signature
(13)	NAME: Wendy Kwiatkowski ADDRESS: 12 Maryland Ave PHONE # 410-821-1413	Wendy Kwiatkowski (1)
(14)	NAME: Korinne Getz ADDRESS: 18 Maryland Ave PHONE # Balto. Md. 21286	Korinne Getz (1)
(15)	NAME: Sarah Hendrickson ADDRESS: 19 Maryland Ave PHONE # 4107048889	Sarah Hendrickson (1)
(16)	NAME: James Fournier ADDRESS: 17 Maryland PHONE # Balto. Md 21286	James Fournier (1)
(17)	NAME: April Anderson ADDRESS: 107 Marburth Ave PHONE # Balto. Md. 21286	April Anderson (1)
(18)	NAME: Denise Murphy ADDRESS: 111 Marburyth Ave PHONE # 410-385-8432	D Murphy (1)

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

Signature

19	NAME: Don D'Agati ADDRESS: 20 Aigburth Rd PHONE # Towson 410 825-8258	(1)
—	NAME: Diana D'Agati ADDRESS: 20 Aigburth Rd PHONE # Towson 410-825-8258	(1)
20	NAME: George + Camille Sawyer ADDRESS: 22 Aigburth Rd PHONE # Balto. Md 21286	(2)
21	NAME: MARK SCARINY ADDRESS: 200 Aigburth Rd PHONE # TOWSON, MD 21286	(1)
	NAME: ADDRESS: PHONE #	
	NAME: ADDRESS: PHONE #	

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

		Signature
22	NAME: Scott + Catherine Miller ADDRESS: 139 Monbrath Ave PHONE # Baltimore, Md 21286	Cat Mi (2) Scott
23	NAME: Bonnie Hohman ADDRESS: 211 Aigburth Rd. PHONE # Baltimore, Md. 21286	Bonnie Hohman (1)
24	NAME: Bob Sicard ADDRESS: 207 Aigburth Rd PHONE # Towson 21286	(1)
—	NAME: Amy Sicard ADDRESS: 207 Aigburth Rd. PHONE # Towson, MD 21286	(1) Amy Rose
	NAME: ADDRESS: PHONE #	
	NAME: ADDRESS: PHONE #	

10/21/07

~~10/19/07~~

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

			Signature
25	NAME:	Laura Morton	L Morton (1)
	ADDRESS:	3 Hillside Ave	
	PHONE #	410.296.2417	
26	NAME:	Mary Carol Bruff	MC Bruff (1)
	ADDRESS:	15 Hillside Ave	
	PHONE #	410-823-1445	
27	NAME:	John Crater	(1)
	ADDRESS:	21 Hilltop Rd.	
	PHONE #	410-339-7306	
28	NAME:	Priscilla Coari	Priscilla Coari (1)
	ADDRESS:	17 Hillside Ave	
	PHONE #	410-296-9287	
29	NAME:	Joe + Nell C. Bradley	(2) Joe C. Bradley Nelle B. Bradley
	ADDRESS:	19 Hillside Ave.	
	PHONE #	Balto. Md. 21286	
30	NAME:	Thomas Kelly	Thomas Kelly (1)
	ADDRESS:	74 Cedar Ave	
	PHONE #	Balto. Md 21286	

10/27/07

~~10/19/07~~

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

			Signature
31	NAME:	Alain Reynoso & Marissa	
	ADDRESS:	10 Aigburth Rd	
	PHONE #	Baltimore Md. 21286	(2)
32	NAME:	William & Susan Turlington	Wm M. Turlington III
	ADDRESS:	72 Cedar Ave	(2)
	PHONE #	Baltimore, Md. 21286	Susan Turlington
33	NAME:	Reuben & ~~Hunter~~ Gray	
	ADDRESS:	76 Cedar Ave	(1)
	PHONE #	Baltimore Md 21286	C
34	NAME:	Chris Brady	
	ADDRESS:	34 Cedar Avenue	(1)
	PHONE #	410 821-8744	C Brady
35	NAME:	RichARD MONTONI	
	ADDRESS:	7903 YORK RD.	(1)
	PHONE #	410-32--1390	RL Montoni
36	NAME:	Mamo Flanagan	
	ADDRESS:	7 Hallsdale Avenue	Mamo Flanagan (1)
	PHONE #	410-321-1210	

~~10/19/07~~ 10/27/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

			Signature
37	NAME:	Dan + Susan Schulze	Susan Schulze
	ADDRESS:	10 Maryland Ave.	Dan M Schulze (2)
	PHONE #	Balto. Md. 21286	
38	NAME:	Jonathan Sachetti	Jon Ad
	ADDRESS:	132 Marbeath Ave	(1)
	PHONE #	Balto Md 21286	
39	NAME:	Charles & Suzanne Walther	Charles Walther
	ADDRESS:	304 Aigburth Rd	Suzanne H Walther (2)
	PHONE #	Balto. Md. 21286	
40	NAME:	Gayle Trepanier	GT
	ADDRESS:	209 Aigburth Rd	(1)
	PHONE #	410-825-0791	
41	NAME:	Leonard Kirby	(1)
	ADDRESS:	203 Aigburth Rd.	
	PHONE #	Balto Md. 21286	Leonard W Kirby
42	NAME:	Sally Malena	Sally Malena
	ADDRESS:	18 AIGBURTH RD	(1)
	PHONE #	Towson, Md 410 337-3788	

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

		Signature
NAME:	Steve Ryan	Steve Ryan
ADDRESS:	115 Marbuath Ave	(1)
PHONE #	Balto. MD 21286	
NAME:	Carl Weiss	Carl Weiss
ADDRESS:	117 Marbuath Ave	(1)
PHONE #	Balto MD. 21286	
NAME:	JOE & JULIE Lutz	
ADDRESS:	121 MARBUTH AVE.	(1)
PHONE #	410. 377. 7394	
NAME:	Jacqueline Shear	
ADDRESS:	133 Marbuath Ave.	(1)
PHONE #	Balto. MD 21286	
NAME:	Cecile Quindal	
ADDRESS:	135 Marbuath Ave	Esq (1)
PHONE #	(443) 255-5334	
NAME:	Ruth Knott	Ruth Knott
ADDRESS:	137 Marbuath Ave	(1)
PHONE #	Balto. MD. 21286	

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

		Signature
NAME:	Wendy Kwiatkowski	Wendy Kwiatkowski (1)
ADDRESS:	12 Maryland Ave	
PHONE #	410-821-1413	
NAME:	Korinne Getz	(1)
ADDRESS:	18 Maryland Ave	
PHONE #	Balto. Md. 21286	
NAME:	Sarah Hendrickson	Sarah Hendrickson (1)
ADDRESS:	19 Maryland Ave	
PHONE #	4107048889	
NAME:	James Farrier	James Farrier (1)
ADDRESS:	17 Maryland	
PHONE #	Balto. Md 21286	
NAME:	April Anderson	April Anderson (1)
ADDRESS:	1107 Marburth Ave	
PHONE #	21286	
NAME:	Denise Murphy	D Murphy (1)
ADDRESS:	111 Marburth Ave	
PHONE #	410-385-8432	

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

		Signature
NAME:	Scott + Catherine Miller	Cath Mi (2)
ADDRESS:	139 Aigburth Ave	Scott
PHONE #	Baltimore, MD 21286	
NAME:	Bonnie Hohman	Bonnie Hohman (1)
ADDRESS:	211 Aigburth Rd.	
PHONE #	Baltimore, MD. 21286	
NAME:	Bob Sicard	(1)
ADDRESS:	207 AIGBURTH RD	
PHONE #	TOWSON 21286	
NAME:	Amy Sicard	(1)
ADDRESS:	207 Aigburth Rd.	Amy Rose
PHONE #	Towson, MD 21286	
NAME:		
ADDRESS:		
PHONE #		
NAME:		
ADDRESS:		
PHONE #		

10/19/07

To Whom It May Concern:

Re: 15 Aigburth Rd.

PETITION FOR ZONING CHANGE

I am currently a property owner in the Aigburth Mannor neighborhood and I do not object to the zoning of 15 Aigburth Rd. being changed, from its current commercial/ mixed use zoning to zoning for 4 residential units.

		Signature
NAME:	Don D'Agati	
ADDRESS:	20 Aigburth Rd	(1)
PHONE #	Towson 410 825-8258	
NAME:	Diane D'Agati	Diane D'Agati
ADDRESS:	20 Aigburth Rd	(1)
PHONE #	Towson 410-825-8258	
NAME:	George + Camille Sawyer	Camille E. Sawyer
ADDRESS:	22 Aigburth Rd	George Sawyer
PHONE #	Balto. Md 21286	(2)
NAME:	Mark Scorsiny	
ADDRESS:	200 Aigburth Rd	
PHONE #	Towson MD 21286	(1)
NAME:		
ADDRESS:		
PHONE #		
NAME:		
ADDRESS:		
PHONE #		

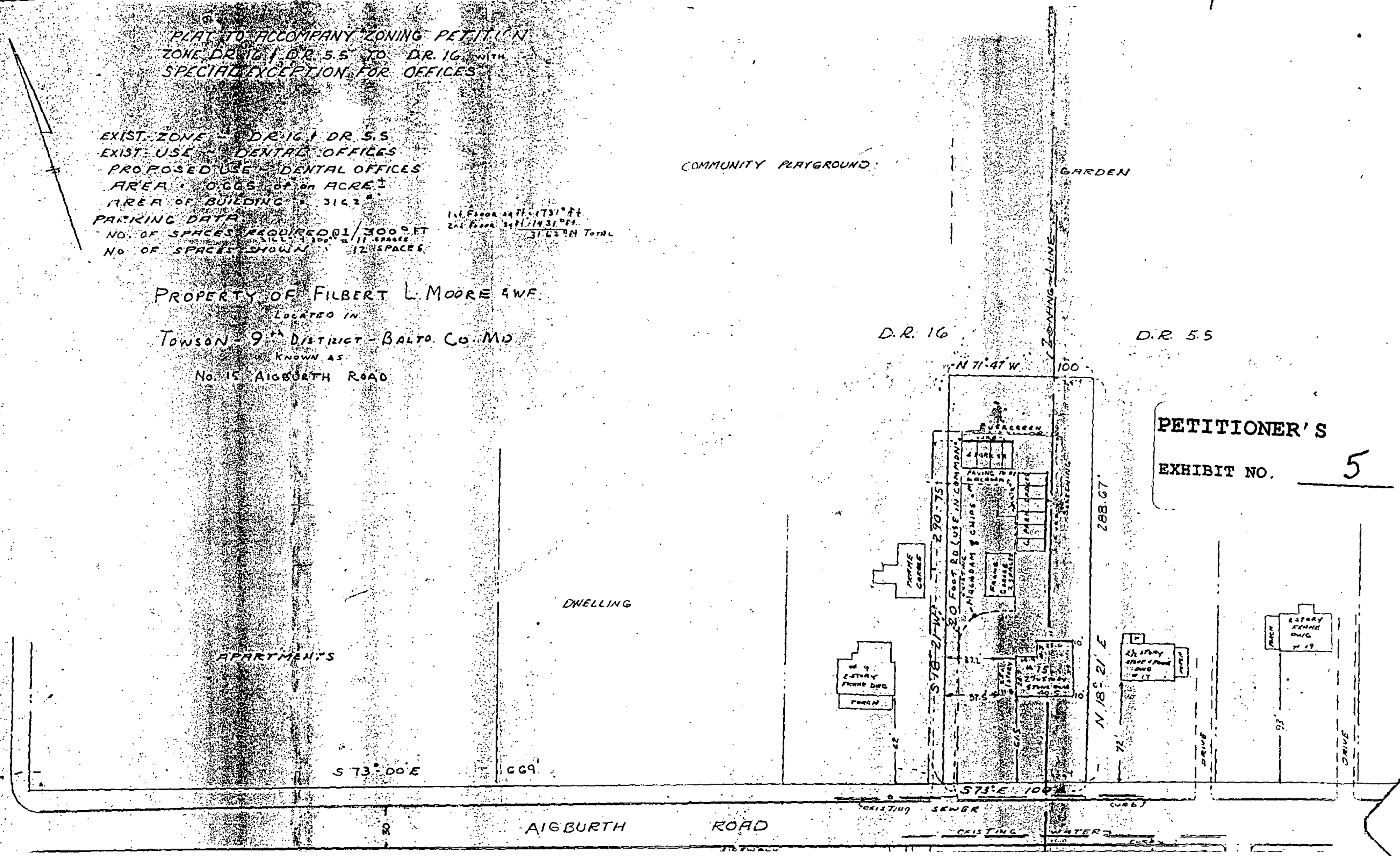
Pet Exh 5

PLAT TO ACCOMPANY ZONING PETITION
ZONE D.R. 16 & D.R. 5.5 TO D.R. 16 WITH
SPECIAL EXCEPTION FOR OFFICES

EXIST. ZONE - D.R. 16 & D.R. 5.5
EXIST. USE - DENTAL OFFICES
PROPOSED USE - DENTAL OFFICES
AREA - 0.665 OF an ACRE ±
AREA OF BUILDING - 3162 ±
PARKING DATA
NO. OF SPACES REQUIRED @ 1/300 SQ. FT. - 11 SPACES
NO. OF SPACES SHOWN - 12 SPACES

1st Floor 1731 ± sq. ft.
2nd Floor 1431 ± sq. ft.
3162 ± Total

PROPERTY OF FILBERT L. MOORE & WF.
LOCATED IN
TOWSON - 9th DISTRICT - BALTO. CO. MD.
KNOWN AS
No. 15 AIGBURTH ROAD



GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5 (070A2)
2. LOT AREA: 28,971 S.F. OR 0.64 Ac ±
3. EXISTING USE: DENTAL OFFICE & 2 APARTMENTS
   PROPOSED USE: 3 APARTMENTS
4. PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO. 240010 0265 B ZONE "C"
7. NOT LOCATED IN AN HISTORIC AREA
8. PRIOR ZONING HEARING CASE NO. 73-209-RX (ITEM 10)

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th of March, 1973, that the herein described property or area should be and the same is hereby Reclassified in part, from a D.R.5.5 Zone to a D.R.16 Zone. That portion to be reclassified is to include all of the Petitioner's property, with the exception of a parallel strip of land along the full depth of the lot, between the easternmost property line and the easternmost side of the dwelling as it presently exists.

It is further ORDERED that a Special Exception for Offices on the first floor of the subject premises should be and the same is hereby Granted from and after the date of this Order, subject, however, to the following restrictions:

1. That the only use to be made of the office shall be for a medical or dental practice. Only one practice may exist on the premises. This restriction shall not preclude one doctor being assisted in his practice by a professional associate doctor and necessary employees.
2. The building and grounds must be maintained in a state comparable to other residences at all times.
3. There shall be no changes to the exterior of the building except those required for proper maintenance.
4. A satisfactory site plan indicating, among other things, all permitted uses in the building and required parking, with satisfactory access.
5. Approval of said site plan by the Department of Traffic Engineering, Department of Public Works, Health Department, Fire Department, and the Office of Planning and Zoning.

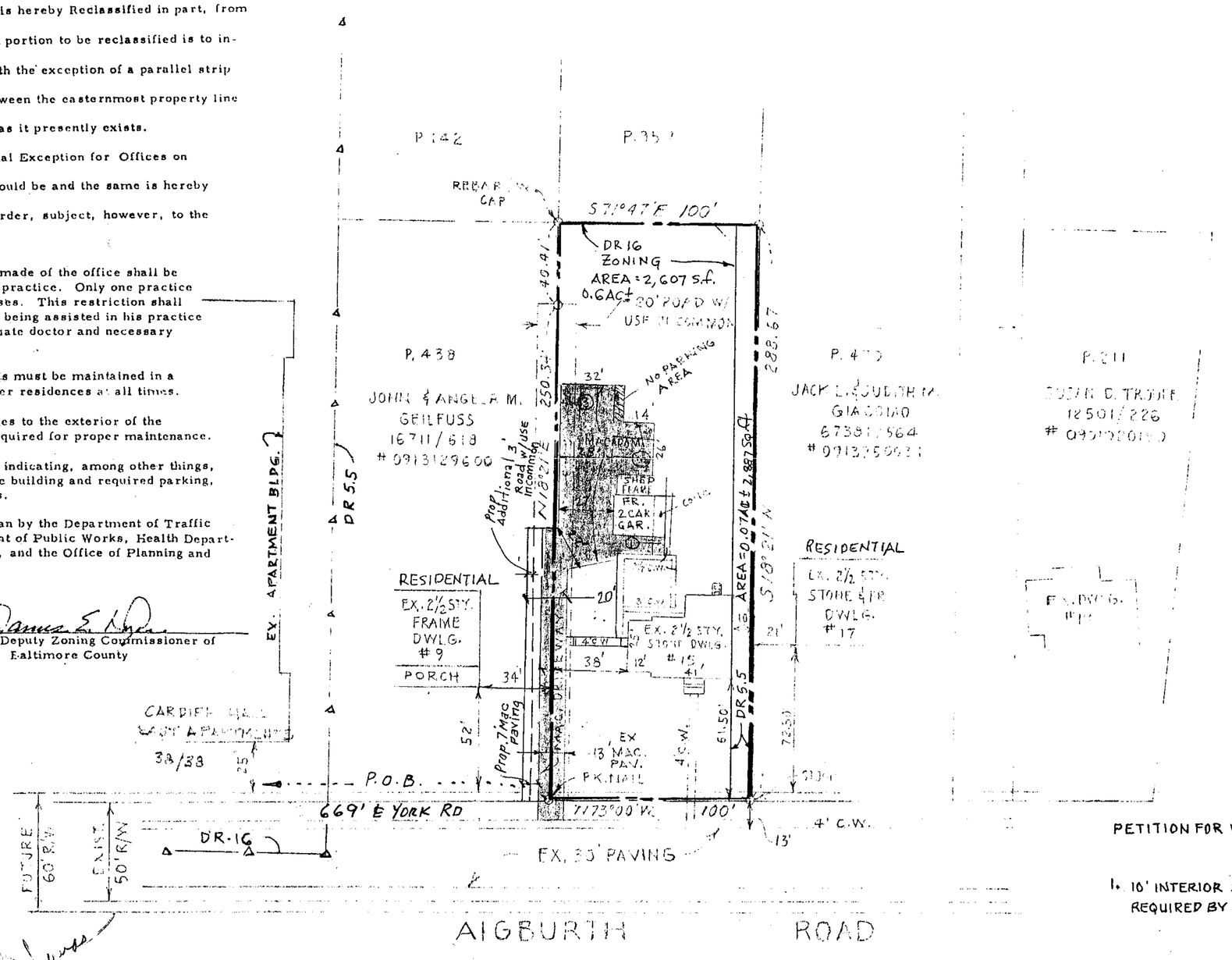
James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

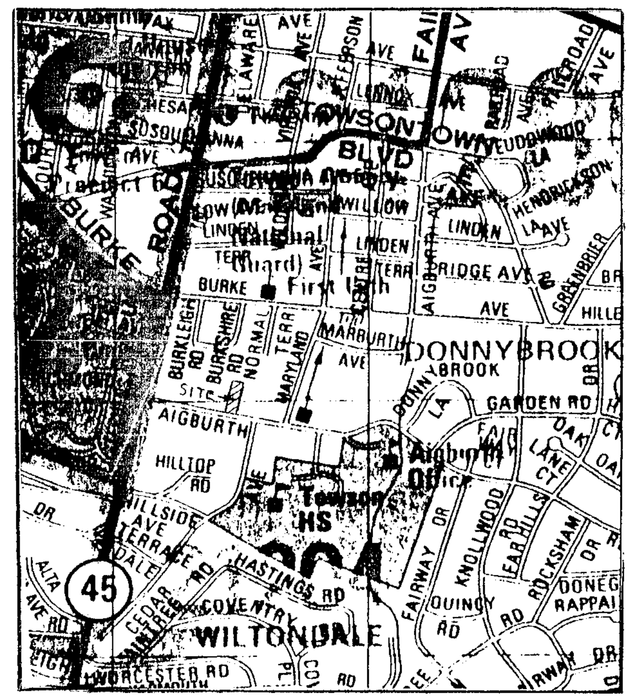
Notes:

The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

"Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line and separated from any other building by space on all sides."





VICINITY MAP
SCALE 1" = 1000'

SPECIAL REGULATIONS

SECTION 402.1
CONVERSION OF ONE-FAMILY DWELLINGS
MINIMUM DIMENTIONS

	Width of Lot in Feet at Front Building Line		Lot Area in Square Feet		Side Yards (Feet)	
Zone	Duplex	Each Add. Fam.	Two Families	Each Add. Family	Min. for One	Sum of Both
D.R.5.5	80	15	10,000	3,000	Int. 15	Int. 35
Required 3 Apartments	95		13,000s.f.		Int. 15	Int. 35
Provided	100		28,000 s.f.		Int. 10	Int. 48

PARKING REQUIREMENTS:

2 APTS. – 1 BEDROOM / EACH X 1.25 = 2.5
1 APTS. – 2 BEDROOM / EACH X 1.5 = 1.5
3 APTS. 4.0

REQ'D 4.0

PARKING PROVIDED

9 PARKING SPACES (includes 2 car garage)
TYPICAL SPACE: 8-1/2' X 18'

PETITION FOR VARIANCE:

1. 10' INTERIOR SIDE YARD SETBACK INSTEAD OF 15' REQUIRED BY SECTION 402.1 BCZR

PETITION FOR SPECIAL HEARING:
TO AMEND SITE PLAN APPROVED IN CASE #73-209-RX AND TO ABANDON THE OFFICE USE THEREIN GRANTED UPON APPROVAL OF THE REQUESTED VARIANCES.

FLOOR AREAS
1st & 2nd FLOOR = 844 Sq.ft. / FLOOR
3rd FLOOR = 514 Sq.ft.

OWNER: JOHN GEILFUSS and ANGELA M. GEILFUSS
9 AIGBURTH ROAD
BALTIMORE MARYLAND 21286-1104
410.337.9128
TAX MAP: 70 GRID: 14 PARCEL: 438
TAX ACCT. NO.: 0913129600
DEED REF.: 16711/618

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

PLAN TO ACCOMPANY PETITIONS FOR VARIANCE AND SPECIAL HEARING
#15 AIGBURTH ROAD
ELECTION DISTRICT NO. 9 C5
BALTIMORE COUNTY, MD
SCALE: 1" = 50'
OCTOBER 30, 2007.
0584

PETITIONER'S EXHIBIT 1

GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5 (070A2)
2. LOT AREA: 28,971 S.F. OR 0.64 Ac ±
3. EXISTING USE: DENTAL OFFICES & OFFICES
   PROPOSED USE: 4 APARTMENTS
4. PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO. 240010 0265 B ZONE "C"
7. NOT LOCATED IN AN HISTORIC AREA
8. PRIOR ZONING HEARING CASE NO. 73-209-RX (ITEM 10)

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th of March, 1973, that the herein described property or area should be and the same is hereby Reclassified in part, from a D.R.5.5 Zone to a D.R.16 Zone. That portion to be reclassified is to include all of the Petitioner's property, with the exception of a parallel strip of land along the full depth of the lot, between the easternmost property line and the easternmost side of the dwelling as it presently exists.

It is further ORDERED that a Special Exception for Offices on the first floor of the subject premises should be and the same is hereby Granted from and after the date of this Order, subject, however, to the following restrictions:

1. That the only use to be made of the office shall be for a medical or dental practice. Only one practice may exist on the premises. This restriction shall not preclude one doctor being assisted in his practice by a professional associate doctor and necessary employees.
2. The building and grounds must be maintained in a state comparable to other residences at all times.
3. There shall be no changes to the exterior of the building except those required for proper maintenance.
4. A satisfactory site plan indicating, among other things, all permitted uses in the building and required parking, with satisfactory access.
5. Approval of said site plan by the Department of Traffic Engineering, Department of Public Works, Health Department, Fire Department, and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

Notes:

The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

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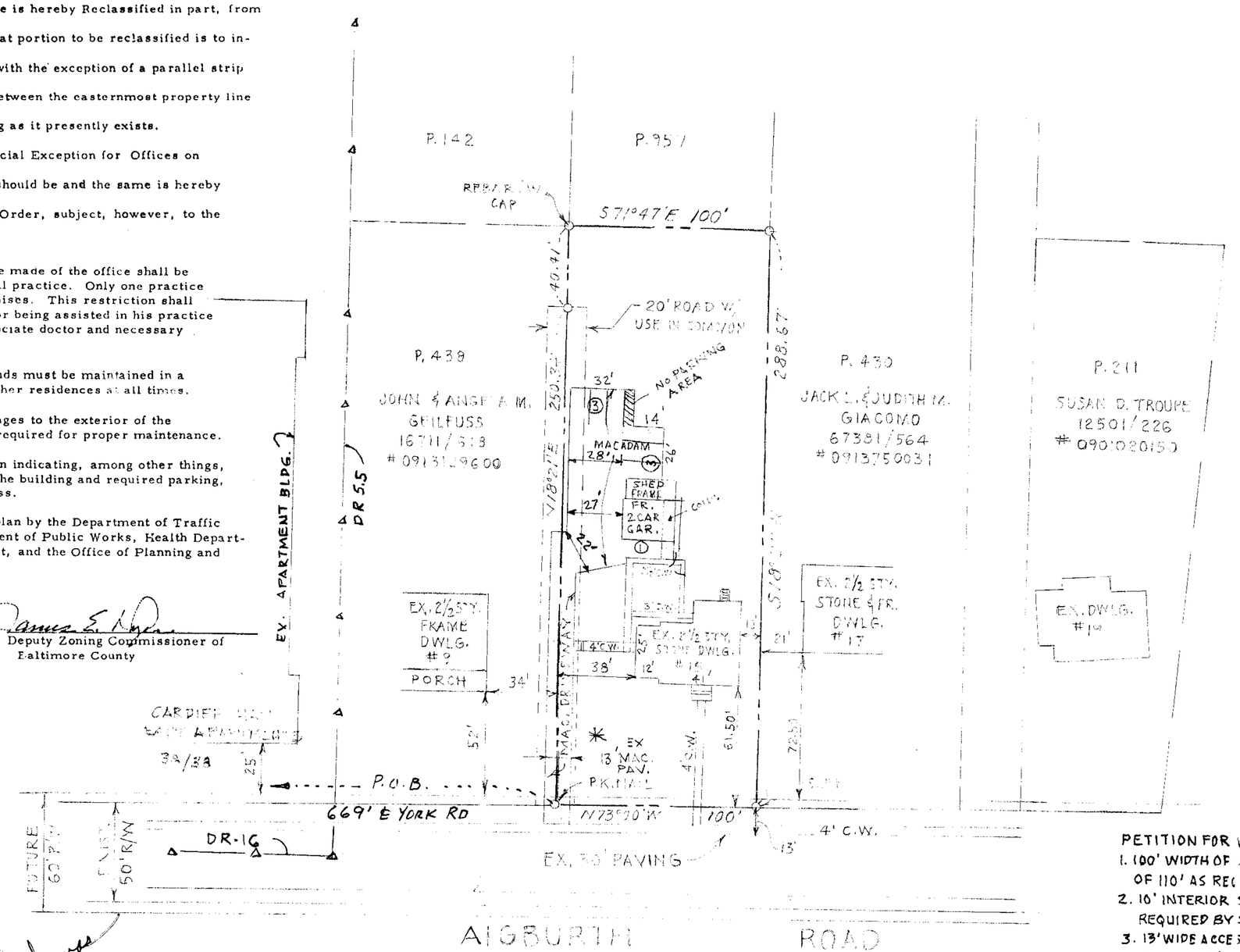

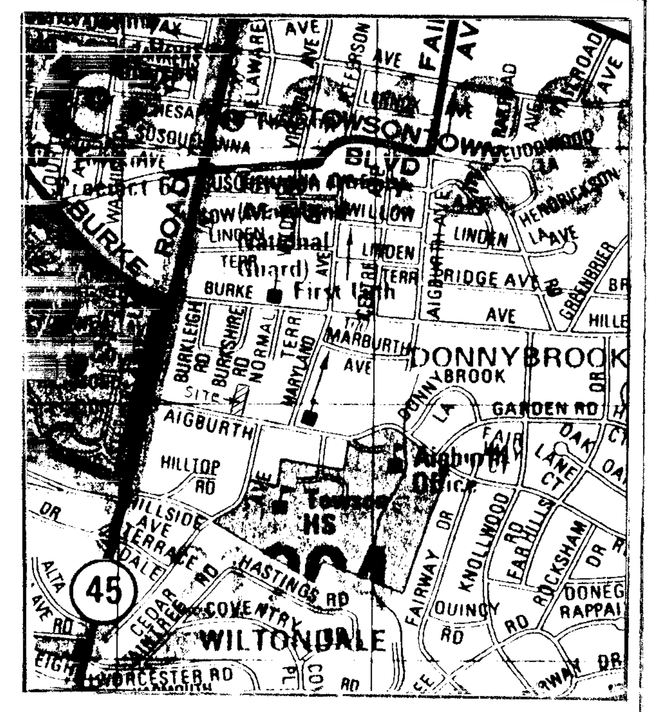

VICINITY MAP
SCALE: 1"=1000'

SPECIAL REGULATIONS

SECTION 402.1
CONVERSION OF ONE-FAMILY DWELLINGS
MINIMUM DIMENTIONS

Zone	Width of Lot in Feet at Front Building Line		Lot Area in Square Feet		Side Yards (Feet)	
	Duplex	Each Add. Fam.	Two Families	Each Add. Family	Min. for One	Sum of Both
D.R.5.5	80	15	10,000	3,000	Int. 15	Int. 35
Required 4 Apartments	110		16,000 s.f.		Int. 15	Int. 35
Provided	100		28,000 s.f.		Int. 10	Int. 48

PARKING REQUIREMENTS:

2 APTS. – 1 BEDROOM / EACH X 1.25 = 2.5
2 APTS. – 2 BEDROOM / EACH X 1.5 = 3.0
4 APTS. 5.5

REQ'D 6.0

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TYPICAL SPACE: 8-1/2' X 18'
* TWO WAY TRAFFIC 20' ISLE REQUIRED.

PETITION FOR VARIANCE:
1. 100' WIDTH OF LOT AT FRONT BUILDING LINE INSTEAD OF 110' AS REQUIRED BY SECTION 402.1 BCZR.
2. 10' INTERIOR SIDE YARD SETBACK INSTEAD OF 15' REQUIRED BY SECTION 402.1 BCZR
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TO AMEND SITE PLAN APPROVED IN CASE #73-209-RX AND TO ABANDON THE OFFICE USE THEREIN GRANTED UPON APPROVAL OF THE REQUESTED VARIANCES.

STATE OF MARYLAND
MICHAEL VINCENT WISSKIRCHEN
PROFESSIONAL LAND SURVEYOR

OWNER: JOHN GEILFUSS and ANGELA M. GEILFUSS
9 AIGBURTH ROAD
BALTIMORE MARYLAND 21286-1104
410.337.9128
TAX MAP: 70 GRID: 14 PARCEL: 438
TAX ACCT. NO.: 0913129600
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PLAN TO ACCOMPANY PETITIONS FOR VARIANCE AND SPECIAL HEARING
#15 AIGBURTH ROAD
ELECTION DISTRICT NO. 9 C5
BALTIMORE COUNTY, MD
SCALE: 1" = 50'
AUGUST 8,2007
JOB NO. 9584

08-118-SPHA

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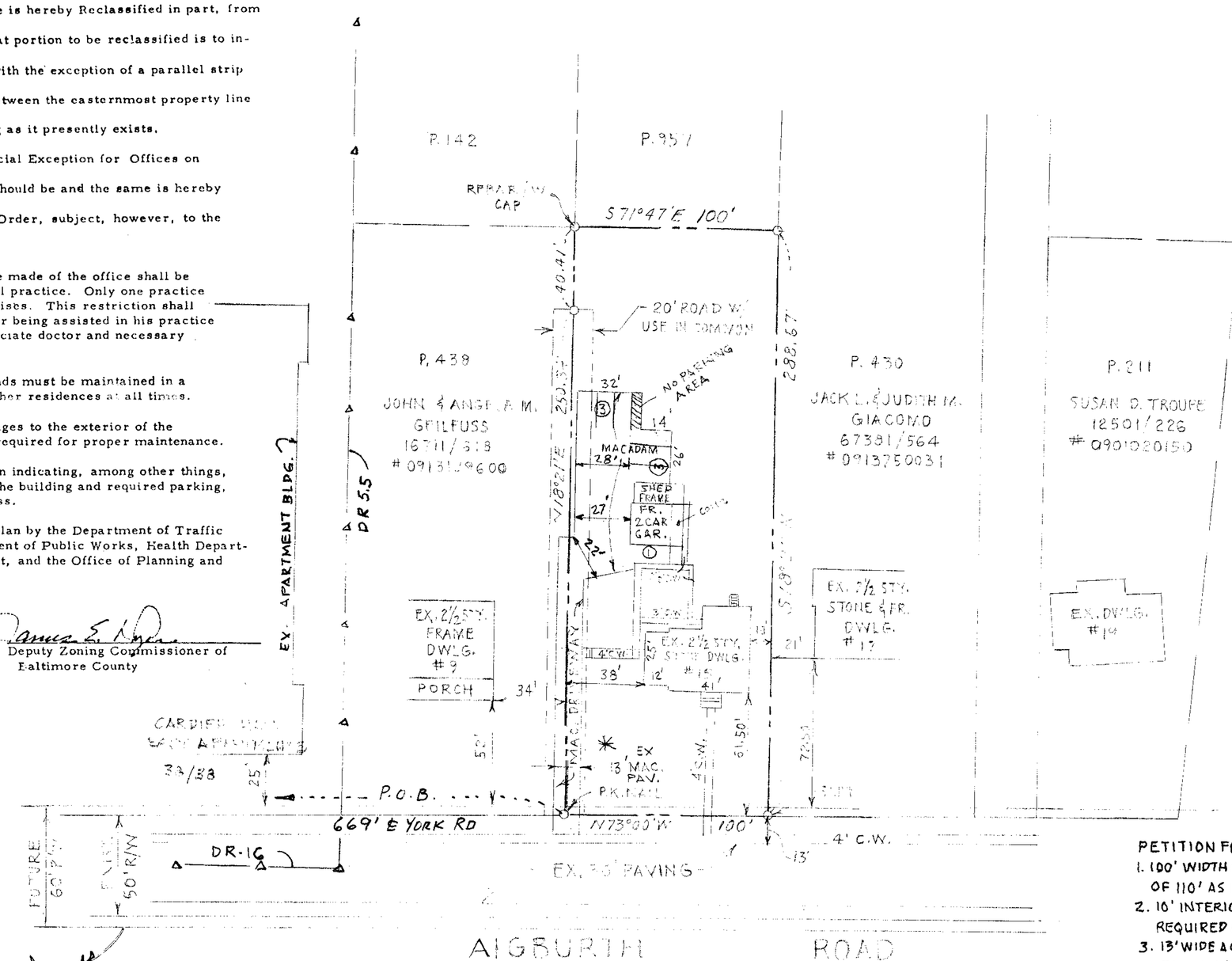

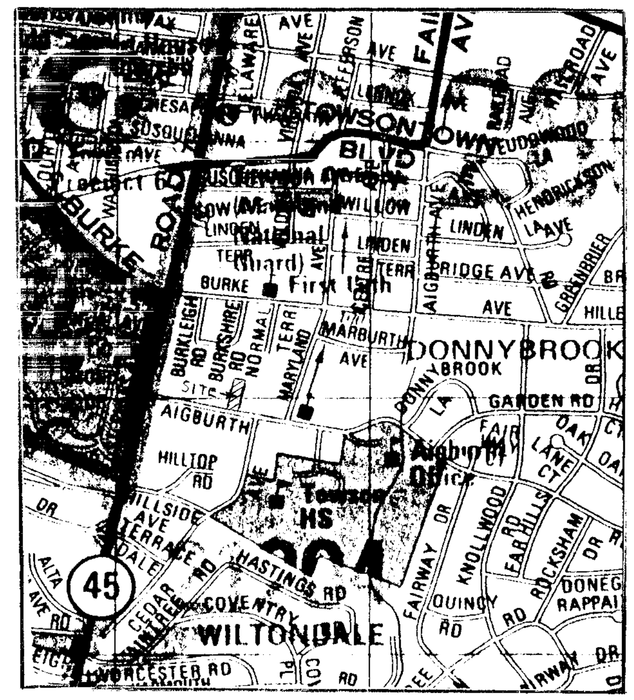

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MINIMUM DIMENTIONS

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ELECTION DISTRICT NO. 9 C5
BALTIMORE COUNTY, MD
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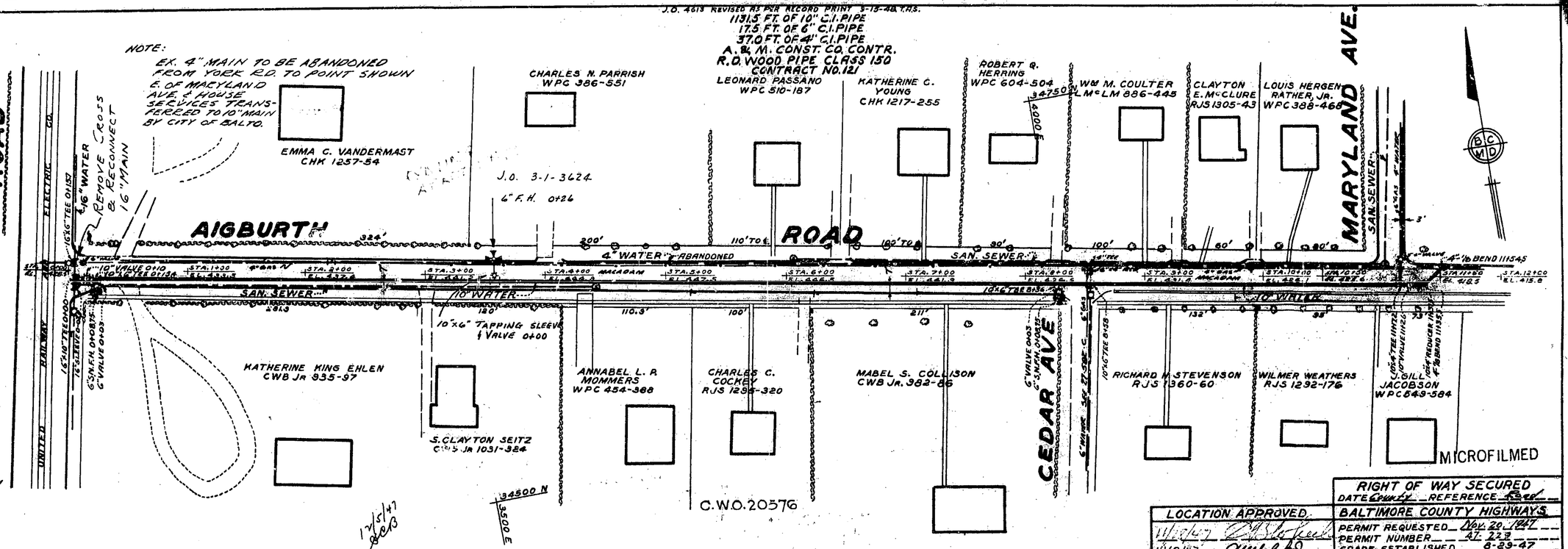
08-118-SPHA

LIST OF PIPE FITTINGS		
NO.	DESCRIPTION	SIZE
1	TEE	16"x10"
1	TEE	16"x6"
3	TEE	10"x6"
1	TEE	10"x4"
1	SLEEVE	16"
2	VALVES	10"
2	VALVES	6"
1	REDUCER	10"x4"
2	BENDS	4"-1/8
2	S.N.F.H.	6"
	FIRE HYDRANT	

LIST of Pipe Fittings		
1	Tapping Sleeve & Valve	10"x6"
25'	C.I.P.	6"
1	FIRE HYDRANT	6"



RIGHT OF WAY SECURED	
DATE County	REFERENCE Road
BALTIMORE COUNTY HIGHWAYS	
PERMIT REQUESTED	Nov. 20, 1947
PERMIT NUMBER	AT 223
GRADE ESTABLISHED	8-23-47
PROFILE NUMBER	47-580 B-5

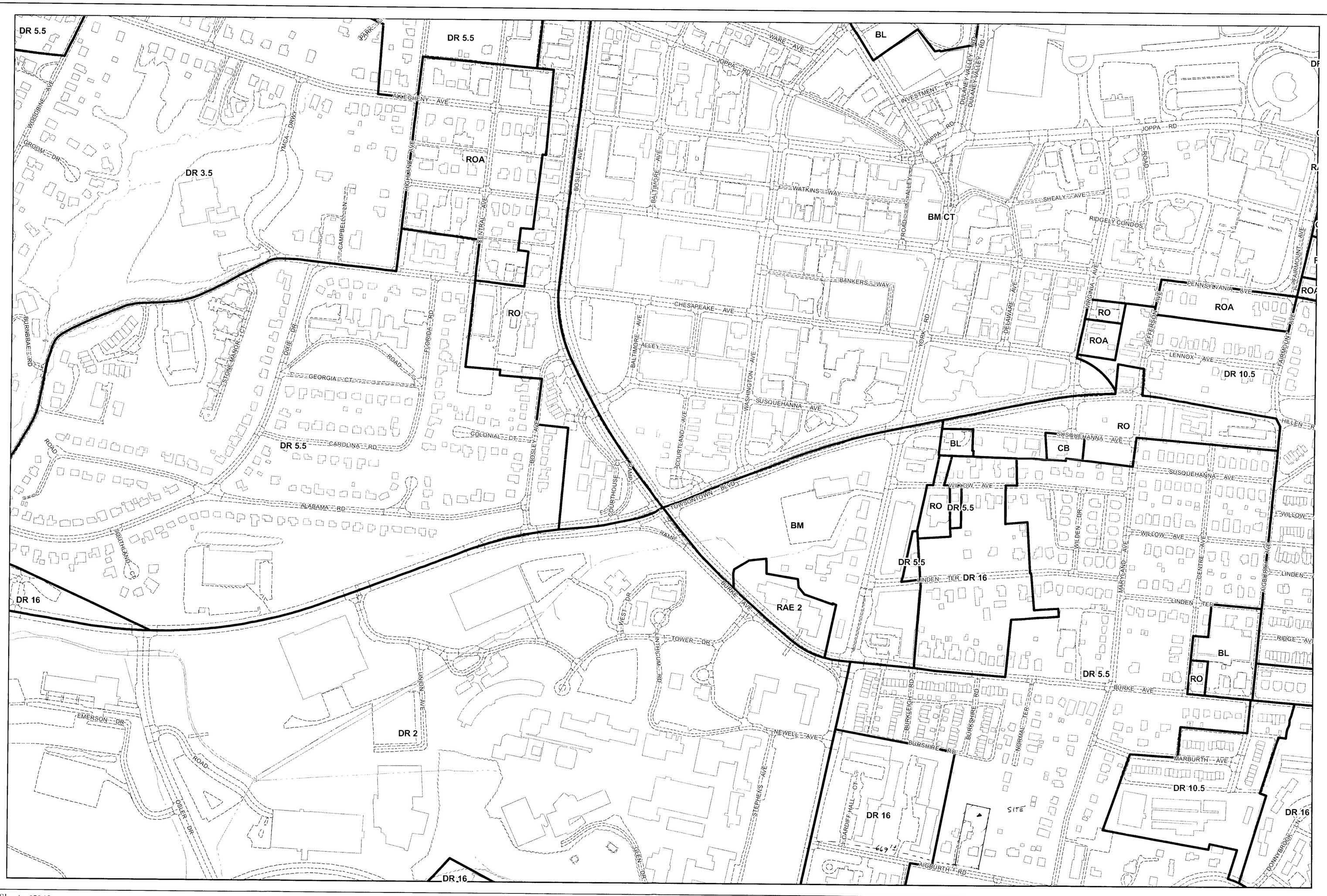
LOCATION APPROVED	
11/7/47	[illegible]
11/18/47	[illegible]

J.O. 3-1-3624 Revised 8/11/77 BM M.G.H.

DRAWN: D.A.H. TRACED: D.A.H. CHECKED: EXAMINED: PRIN. ASST. ENGR. Form 94	BALTIMORE COUNTY METROPOLITAN DISTRICT	APPROVED: 11-18-47 DATE — CHIEF ENGINEER	GRADE ESTABLISHED AND LOCATION APPROVED DATE — ROADS ENGINEER BALTO. COUNTY	APPROVED FOR CITY OF BALTIMORE 12-8-47 DATE — WATER ENGINEER; Nathan L. Smith, DIR. OF PUBLIC WORKS	TOWSON ELECTION DISTRICT 9	10" WATER AIGBURTH RD. YORK RD. EASTERLY TO MARYLAND AVE.	PETITIONER'S EXHIBIT NO. 18

DRAWING	SCALE:	
Io.	1"=50'	J.O. 4613
IF		47-561
		FILE: A-4C
		55 NE 3

N.N.W. 30C R.A. 5-15-48 T.H.S.



Plan Sheet: *070A2*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

PETITIONER'S EXHIBIT NO. 3

Et Exh 3

Legend

Buildings — Streams — Vegetation
Zoning — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

069B1	069C1	070A1	070B1	070C1
069B2	069C2	070A2	070B2	070C2
069B3	069C3	070A3	070B3	070C3

Scale

1" = 200'

0 100 200 400 Feet

N

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

This is a NON-CassView endeavor! - Nothing related to CassWorks was used here in production of this Print.

Department Of Public Works
GIS Services Group

Bureau of Engineering & Construction
Storm Drain Design Section
Courtesy of (8000)

Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1997*
Scale of Data Capture: 1" = 100'

*(Date of Aerial Photography: March 2002)

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This information is not to be considered authoritative
and is intended for internal use only. Any other use
and distribution is at the sole risk of the user.

BALTIMORE COUNTY MARYLAND

PETITIONER'S EXHIBIT NO. 2

Pet EXH 2

requested and necessary for the change to occur.

Thank you for your consideration.

Thomas P. Kelly

Lisa M. Kelly