

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N side of North Oak Road; 375 feet W		
of the centerline of Leeds Road	*	DEPUTY ZONING
13 th Election District		
1 st Councilmanic District	*	COMMISSIONER
(1237 Ten Oaks Road)		
	*	FOR BALTIMORE COUNTY
Raymond and Ingeborg McLaughlin		
<i>Petitioners</i>	*	CASE NO. 2009-0300-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal property owners, Raymond McLaughlin and Ingeborg McLaughlin. Petitioners request Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an existing two-apartment detached dwelling on 6,240 square feet in lieu of the required 10,000 square feet, and a lot width of 28 feet at the front building line in lieu of the required 80 feet, as a legal, non-conforming use. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing relief was Petitioner Raymond McLaughlin and his brothers, Robert C. McLaughlin and Brian McLaughlin. There were no Protestants or other interested citizens in attendance at the hearing.

It should be noted that this matter came before me as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management¹. A Code Inspections and Enforcement Correction Notice was issued to Petitioner April 12, 2009 alleging illegal conversion of dwelling. Hence, Petitioner filed the instant special hearing request for a nonconforming use.

7-21-09


Testimony and evidence offered revealed that the subject property is a rectangular-shaped property located on the north side of Ten Oaks Road, west of Leeds Avenue and east of Brian Road in the Halethorpe area of Baltimore County. The property contains a gross area of 6,240 square feet, more or less, zoned D.R.5.5 and is improved with a two-story dwelling that is being used as a two family dwelling featuring two apartments (first and second floors) with separate bath, kitchen, and living areas as identified by the floor plan of the dwelling marked and accepted into evidence as Petitioner's Exhibit 3. A Real Property Data Search also indicates that the subject dwelling was built in 1942.

Some background information into the history of the property is germane to the instant special hearing request. A letter from Ms. Ingeborg G. McLaughlin, legal property owner and mother of Petitioner, was marked and accepted into evidence as Petitioner's Exhibit 4. This letter, along with the testimony of the McLaughlin brothers, indicates that Mr. Bela Karolyi, Petitioner's grandfather and Ms. McLaughlin's father, purchased the subject property in October 1947 as an existing two family dwelling. The Deeds that were collectively marked and accepted into evidence as Petitioner's Exhibit 2 further corroborate Mr. Karolyi's 1947 purchase of the subject property. Ms. McLaughlin stated in her letter that at the time of purchase until her father's death in 1970, her husband and she rented the second floor apartment of 1237 Ten Oaks Road along with her young children, while her parents lived on the first floor. Following her father's death, Ms. McLaughlin began renting the first floor apartment to several of her sons. The rental of the first floor unit to her sons continued with her youngest son Raymond until 2003, at which time Ms. McLaughlin transferred half of her ownership in the subject property to Petitioner Raymond Kelly McLaughlin. The Deed identifying this transfer of ownership is part of the Deeds that were accepted collectively into evidence as Petitioner's Exhibit 2. From 2003

¹ Case No: CO-0058647

7-21-09
2
Pm

to 2008, Ms. McLaughlin lived in the second floor apartment unit where she lived virtually all her adult life, while Petitioner Raymond McLaughlin lived in the first floor apartment unit. Petitioner indicated that he has paid the mortgage for the dwelling since 2003. Petitioner further stated that when his mother moved out of the home and into Frederick Villa Nursing and Rehabilitation Facility in Catonsville, MD as a permanent care resident in May, 2008, he renovated the second floor and subsequently rented it out in August 2008. The tenant moved out unexpectedly in November 2008 and Petitioner then advertised the second floor as a rental apartment unit available through Coldwell Banker. The Coldwell Banker advertisement can be found within the Code Enforcement Documents contained in the case file.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The comments generally indicate no opposition or other recommendations concerning the requested relief.

A "dwelling, two-family" as defined by Section 101.1 of the B.C.Z.R. is "a two-family house containing two dwelling units each of which is totally separated from the other with an unpierced ceiling and floor extending from exterior wall to exterior wall or by an unpierced wall extending from ground to roof." As evidenced by the floor plan accepted into evidence as Petitioner's Exhibit 3, the subject property is appropriately classified as a "dwelling, two-family." However, Section 402.1 (Chart) of the B.C.Z.R. requires two-family dwellings to have a lot width of 80 feet at the front building line (the subject property has a lot width at the front building line of 28 feet) and a lot area of 10,000 square feet (the subject property contains 6,240 square feet). Thus, Petitioner is in need of a special hearing to approve a two-family dwelling as a legal, nonconforming use.

~~RECEIVED FOR FILE~~
7-21-09
~~_____~~
~~_____~~

Section 104 of the B.C.Z.R. governs nonconforming uses in Baltimore County. A nonconforming use is defined in Section 101 of the B.C.Z.R. as “[a] legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use.” Often, the non-conforming use designation is applied to “grandfather” an otherwise illegal use. Section 104 states:

“A non conforming use may continue...provided that upon any change from such non-conforming use to any other use whatsoever, or any abandonment or discontinuance of such non-conforming use for a period of year or more, the right to continue or resume such nonconforming use shall terminate.”

If a Petitioner can establish that the use began prior to the effective date of the zoning regulations which prohibited such use, and the use has continued without interruption since that time, then the use may continue as non-conforming. It is the burden of Petitioner to prove the non-conforming use during the period of time at issue, which often presents its own set of challenges. By virtue of the historical nature of the use, Petitioners must find witnesses with memories going back 50 and 60 years, or other anecdotal or documentary evidence, to prove that a use has been ongoing for the period of time at issue.

Turning now to the instant matter, the relevant date in this case is March 30, 1955, the date the current zoning regulations were adopted. Clear and convincing testimony and evidence must be produced to show that the use existed prior to 1955 and that such use has been continuous and uninterrupted since that time.

Based on the testimony and evidence, I am convinced that the subject property has been used continuously, without interruption as a two-family dwelling since approximately 1947. In my judgment, based upon the deeds accepted into evidence collectively as Petitioner’s Exhibit 2 and the letter of Ms. McLaughlin accepted into evidence as Petitioner’s Exhibit 4, Petitioner has met his burden of proof that such use has existed since prior to 1955. In fact, the evidence shows

that the dwelling was built in 1942 and was purchased by Ms. McLaughlin's parents in 1947 as a two apartment dwelling. In my view, the evidence, which includes the floor plan for the basement, first, and second floors, is persuasive that the original dwelling was built as two apartments in 1942 with independent kitchens, bathrooms, living areas, and entrances. Thus, I am persuaded to grant the special hearing relief and shall approve the use of the subject two family dwelling as a legal, nonconforming use.

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

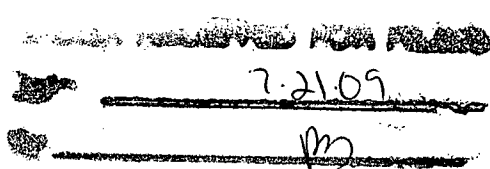
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 21st day of July, 2009, that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations for a nonconforming two family dwelling is hereby GRANTED, subject to the following conditions:

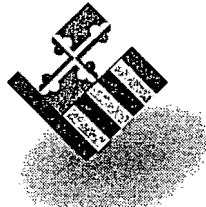
1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz


7.21.09
m



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 21, 2009

RAYMOND MCLAUGHLIN
1237 TEN OAKS ROAD
BALTIMORE MD 21227

Re: Petition for Special Hearing
Case No. 2009-0300-SPH
Property: 1237 Ten Oaks Road

Dear Mr. McLaughlin

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Th. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Robert C. McLaughlin, 10926 Shadow Lane, Columbia MD 21044
Brian McLaughlin, 126 Embleton Road, Owings Mills MD 21117



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1237 TEN OAKS ROAD
which is presently zoned DR-S.5

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

A Non Conforming two family dwelling

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Raymond K. McLaughlin
Name - Type or Print _____
R K. McLaughlin
Signature _____
INGEBORG G. McLAUGHLIN
Name - Type or Print _____
Ingeborg G. McLaughlin
Signature _____
1237 TEN OAKS RD. *410-242-3445*
Address _____ Telephone No. _____
Baltimore
City _____ State _____ Zip Code _____

Representative to be Contacted:

BRIAN D. McLAUGHLIN
Name _____
126 EMBLETON ROAD *4437442495*
Address _____ Telephone No. _____
OWINGS MILLS MD *21117*
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By *TH* Date *5/18/09*

Case No. *2009 0300 SPIA*

REV 9/15/98

7-21-09
13

ZONING DESCRIPTION

1237 Ten Oaks Road

Beginning at a point north side of Ten Oaks Road which is 40ft. wide at a distance of 375ft. west of the centerline of the nearest improved intersecting street Leeds Avenue which is 40ft. wide. Being lot #54 in the subdivision of Leeds as recorded in Baltimore County Plat Book # 12, Folio # 101, containing 6240 sq. ft. also known as 1237 Ten Oaks Road and located in the 13th Election District, 1st Councilmanic District.

2009. 0300 SPA

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

No. **39806**

Date: 5/18/09

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						65.00

Total: 65.00

Rec From:

Royce McLaughlin

For:

1237 Tan Oaks Rd

71227

2009 - 0300 - 5711

DISTRIBUTION

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

PAID RECEIPT

BALTIMORE COUNTY
 5/18/2009 - 5/18/2009
 RECEIPT N. 400776 - 5/18/2009
 Dept. 9 - 500 ZIMING VERIFICATION
 NO. 079814
 Recd. Tot 445.00
 465.00 OK 1.00 LG
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

**NOTICE OF
ZONING HEARING**

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

Case: # 2009-0300-SPH
1237 Ten Oaks Road
N/side of North Oak Road;
375 feet +/- west of
centerline of Leeds Road
13th Election District - 1st
Councilmanic District
Legal Owner(s): Raymond &
Ingeborg McLaughlin
Special Hearing: for a
non-conforming two family
dwelling.
Hearing: Tuesday, July 14,
2009, at 10:00 a.m. in
Room 104, Jefferson
Building, 105 West Chesapeake
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 6/964 June 30 204603

CERTIFICATE OF PUBLICATION

7/2/, 2009

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 6/30/, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: Balto. County, PDM
Zoning Office

DATE: June 30, 2009
JOB NO. 2009-018
RE: Case No. 2009-0300-SPH
1237 Ten Oaks Road

ATTENTION: Ms. Kristen Matthews

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☒ Documents ☐ Other ☐

No. of Copies	Date	Description
1	6/28/2009	Cert. Of Posting
2	6/28/2009	Site Photos

TRANSMITTALS are as checked below:

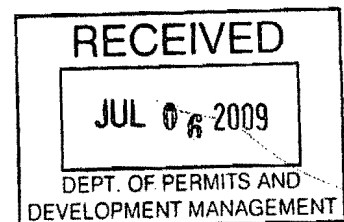
☐ For approval ☒ For your use ☐ As requested ☐ For review & comment
☐ Other ☐

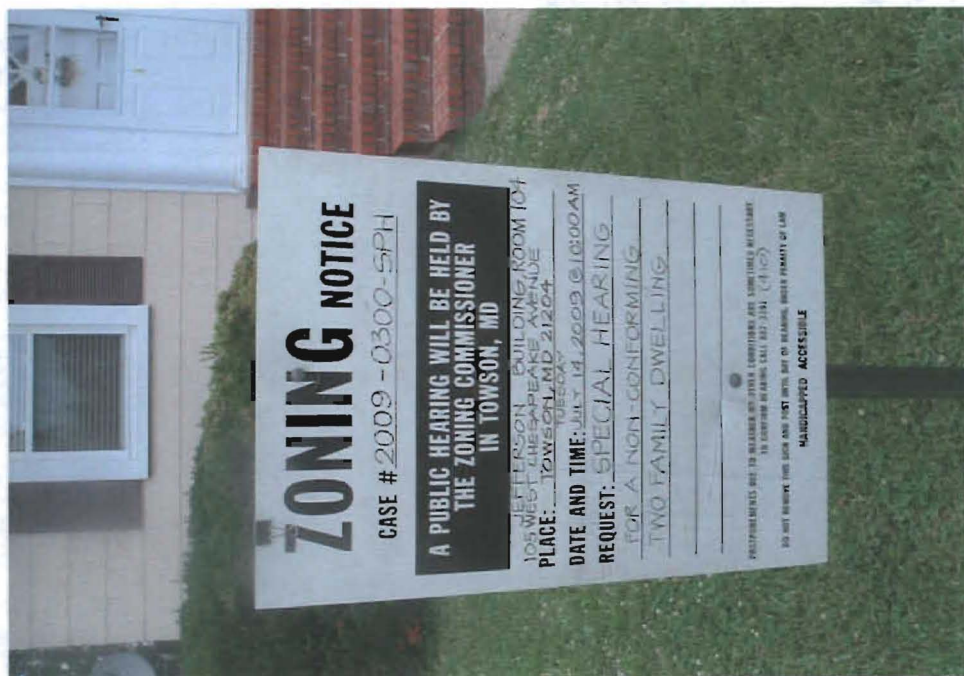
REMARKS:

SIGNED:

William D. Gulick, Jr.
WILLIAM D. GULICK, JR.

cc: Mr. Raymond McLaughlin





CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

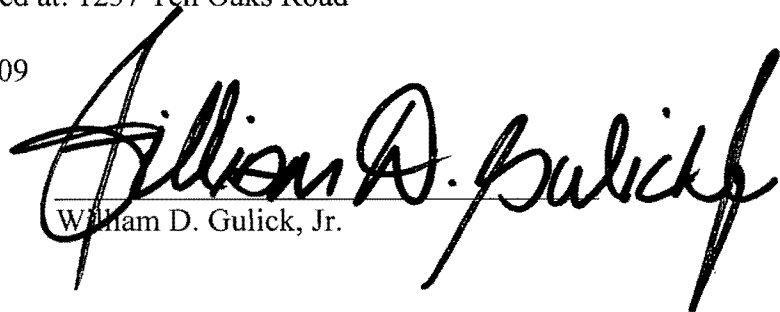
Date: June 30, 2009

Attention: Zoning Office
Ms. Kristen Matthews

Re: Case Number: 2009-0300-SPH
Petitioner/Developer: Raymond & Ingeborg McLaughlin
Date of Hearing/Closing: July 14, 2009

This is to certify under the penalties of perjury that the necessary sign (s) required by law were posted conspicuously on the property located at: 1237 Ten Oaks Road

The sign (s) were posted on: June 28, 2009



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS

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: 2009-0300-SPH
Petitioner: RAYMOND K McLaughlin
Address or Location: 1237 TEN OAKS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Raymond K. McLaughlin
Address: 1237 TEN OAKS RD.
BALTIMORE, MD. 21227
Telephone Number: 410-242-3495

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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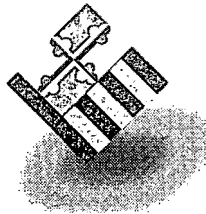
For Newspaper Advertising:

Item Number or Case Number: 2009-0300-SPH
Petitioner: RAYMOND K McLaughlin
Address or Location: 1237 TEN OAKS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Raymond K. McLaughlin
Address: 1237 TEN OAKS RD.
BALTIMORE, MD. 21227

Telephone Number: 410-242-3495



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

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: 2009-0300-SPH

1237 Ten Oaks Road

N/side of North Oak Road; 375 feet +/- west of centerline of Leeds Road

13th Election District – 1st Councilmanic District

Legal Owners: Raymond & Ingeborg McLaughlin

Special Hearing for a non-conforming two family dwelling.

Hearing: Tuesday, July 14, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. McLaughlin, 1237 Ten Oaks Road, Baltimore 21117
Brian McLaughlin, 126 Embleton Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 29, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 30, 2009 Issue - Jeffersonian

Please forward billing to:
Raymond McLaughlin
1237 Ten Oaks Road
Baltimore, MD 21227

410-242-3495

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: 2009-0300-SPH

1237 Ten Oaks Road

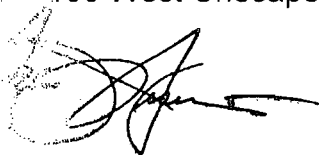
N/side of North Oak Road; 375 feet +/- west of centerline of Leeds Road

13th Election District – 1st Councilmanic District

Legal Owners: Raymond & Ingeborg McLaughlin

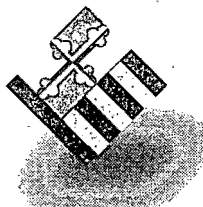
Special Hearing for a non-conforming two family dwelling.

Hearing: Tuesday, July 14, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
July 10, 2009
*Department of Permits and
Development Management*

Raymond McLaughlin
Ingeborg McLaughlin
1237 Ten Oaks Road
Baltimore, MD 21117

Dear Mr. & Mrs. McLaughlin:

RE: Case Number 2009-0300-SPH, Ten Oaks Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 18, 2009. 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

C: Brian McLaughlin, 126 Embleton Road, Owings Mills 21117

TB 7/14 10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

RECEIVED

JUN 09 2009

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

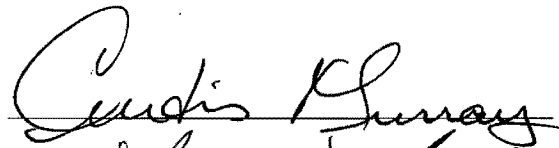
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 09-300- Special Hearing

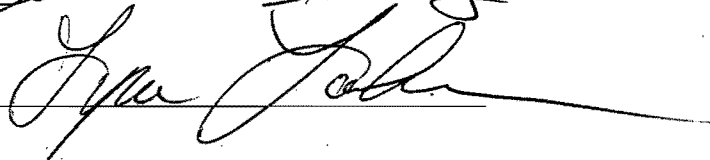
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL





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

State Highway
Administration

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

Maryland Department of Transportation

Date: JUNE 1, 2009

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

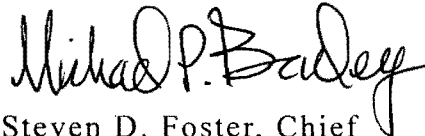
RE: Baltimore County
Item No. 2009-0300-SPH
1237 TEN OAKS RD
McLAUGHLIN PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0300-SPH.

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

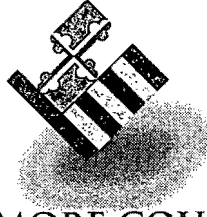
Very truly yours,



For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 26, 2009

Item Numbers 0293, 0294, 0295, 0296, 0297, 0298, 0299, 0300 and 0301

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

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

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2009
Item Nos. 2009-293, 294, 295, 296,
297, 298, 299, ~~300~~ and 301

DATE: June 1, 2009

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab
cc: File
ZAC-06012009 -NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

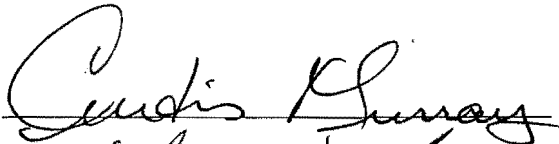
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-300- Special Hearing**

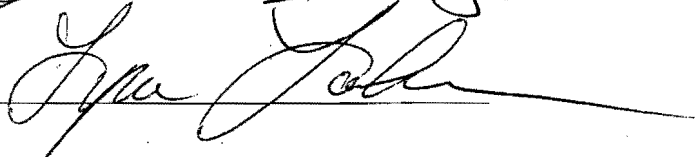
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 4, 2009

SUBJECT: Zoning Item # 09-300-SPH
Address 1237 Ten Oaks Road
(McLaughlin Property)

Zoning Advisory Committee Meeting of May 26, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 6/4/09

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1237 Ten Oaks Road; N/S North Oak Road,
375' W c/line of Leeds Avenue * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts
Legal Owners: Raymond & Ingeborg McLaughlin* FOR
Petitioner(s)
* BALTIMORE COUNTY
* 09-300-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 and all documentation filed in the case.

RECEIVED
JUN 03 2009

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of June, 2009, a copy of the foregoing Entry of Appearance was mailed to Brian McLaughlin, 126 Embleton Road, Owings Mills, MD 21117, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



2009-0306-SPH

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 1237 TEN OAKS ROAD

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

SUBDIVISION NAME LEEDS

PLAT BOOK # 15 FOLIO # 101 LOT # 54 SECTION # 12

OWNER RAYMOND KELLY MCLAUGHLIN

15' ALLEY

15'

Sandra Clark
1307580201

EXISTING
DWELLING

1235

LOT 55

55'

63'

28'-8"

1237

FRONT

28'-4"

LOT 54

55'

Gary W, Mary Lou,
Lois M. COVER
1302001520

EXISTING
DWELLING

1239

LOT 53

55'

TEN OAKS ROAD

40'



NORTH

PREPARED BY B D M

SCALE OF DRAWING: 1" = 30'

MAIDEN CHOICE LANE

SHELBOURN RD

BRIAN ROAD

LEEDS AVENUE



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 101C3

ZONING DR 5.5

LOT SIZE 0.14
ACREAGE

6240
SQUARE FEET

PUBLIC PRIVATE

SEWER

☒

☐

WATER

☒

☐

CHESAPEAKE BAY
CRITICAL AREA

YES

NO

☐

☒

100 YEAR FLOOD PLAIN

☐

☒

HISTORIC PROPERTY/
BUILDING

☐

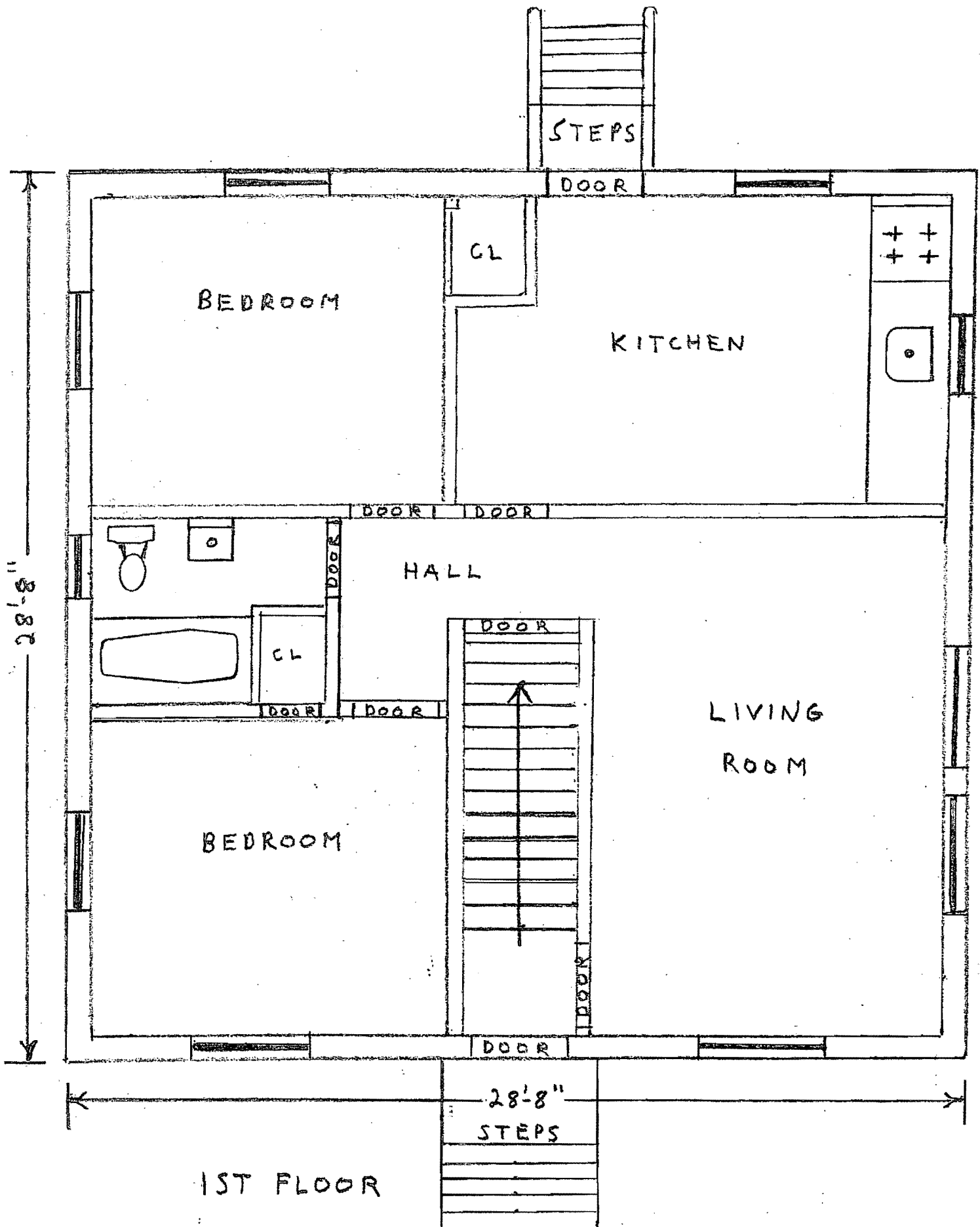
☒

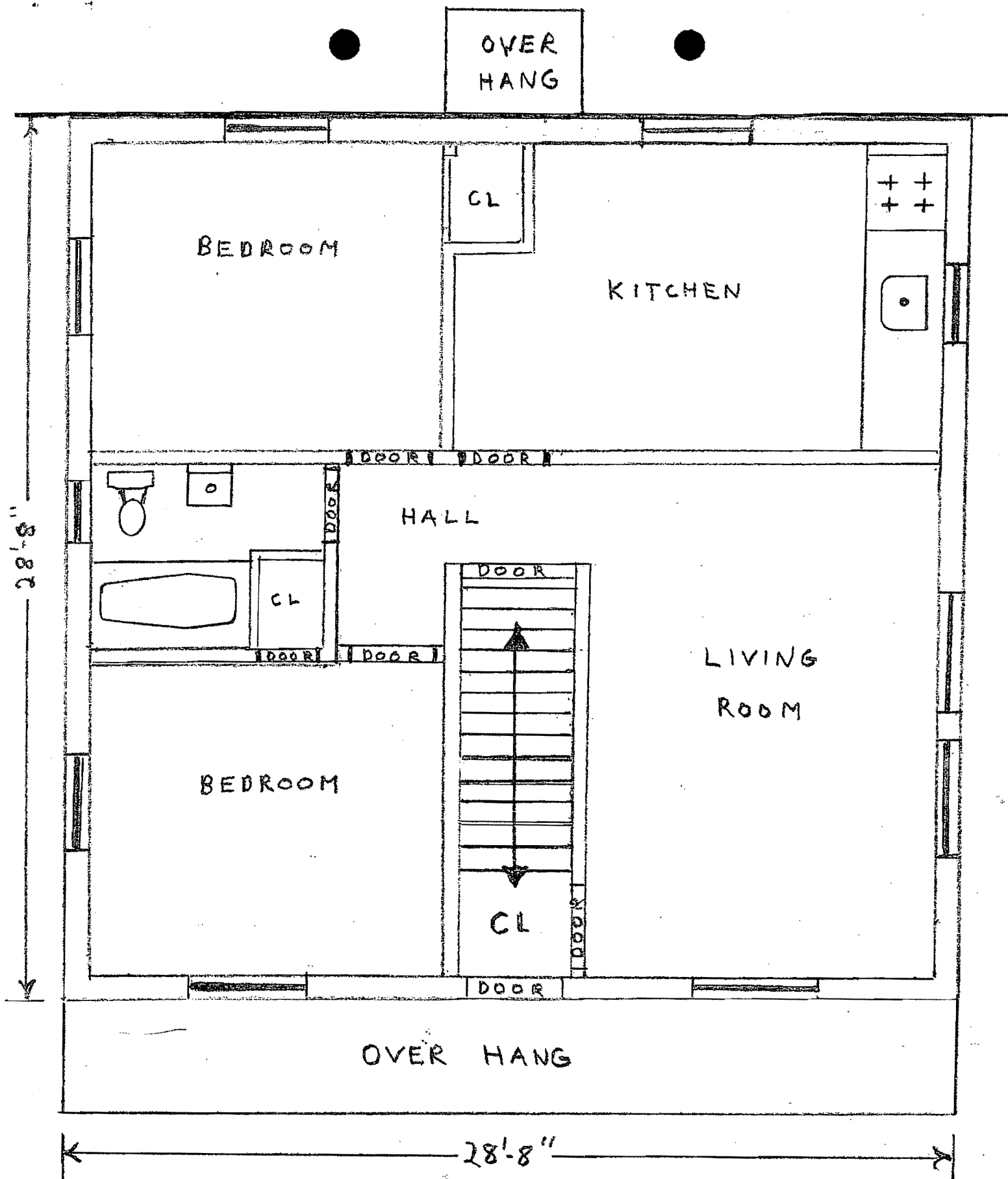
PRIOR ZONING HEARING

No

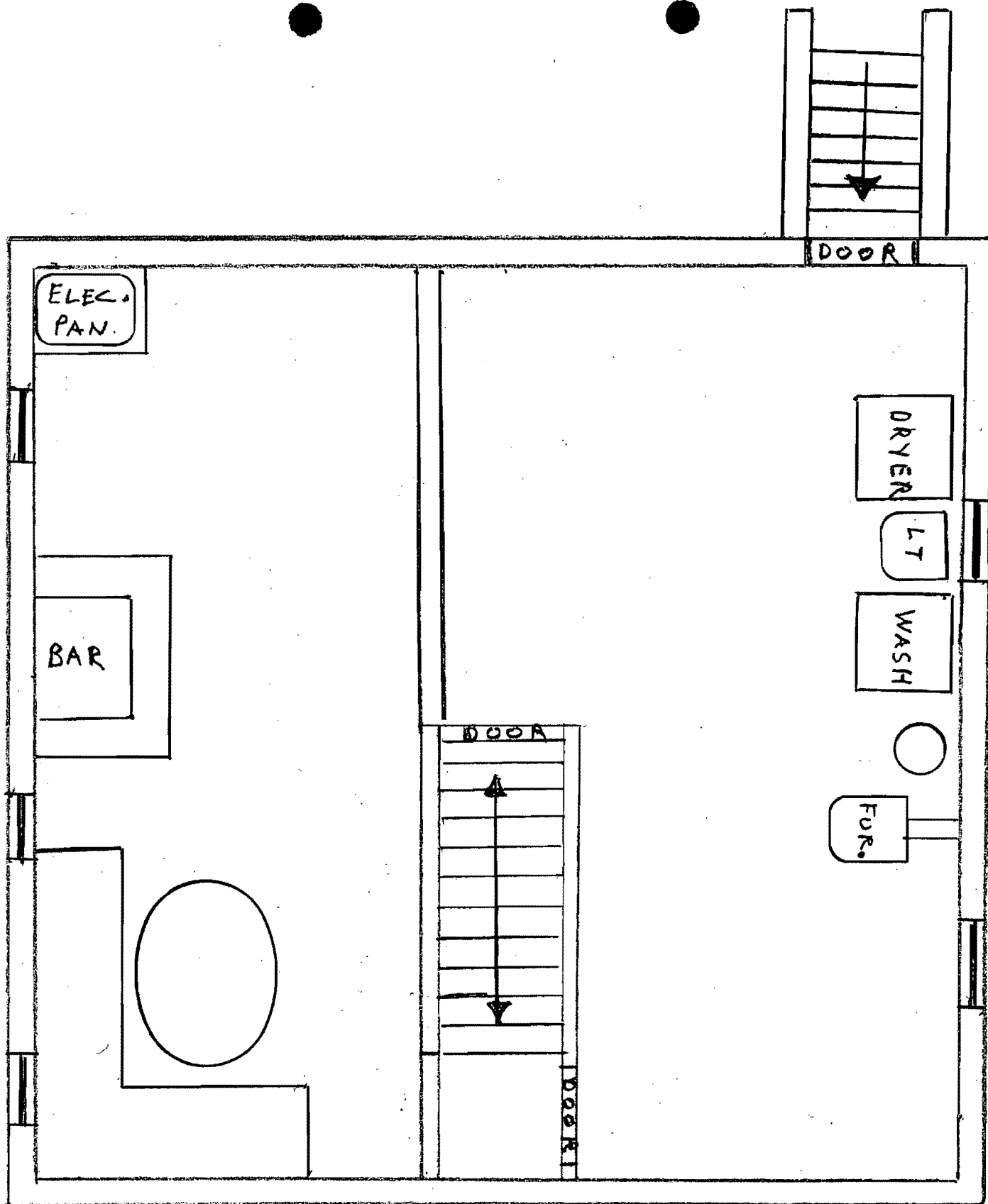
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

2009 | 0300 SP4





2ND FLOOR



BASEMENT FLOOR PLAN

Case No.: 2009-0300 - SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	Deeds show chain of title for property	
No. 3	Floor plans of dwelling	
No. 4	notarized statement of Ingeborg McLaughlin	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 1237 TEN OAKS ROAD

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

SUBDIVISION NAME LEEDS

PLAT BOOK # 15 FOLIO # 101 LOT # 54 SECTION # 12

OWNER RAYMOND KELLY MCLAUGHLIN

15' ALLEY

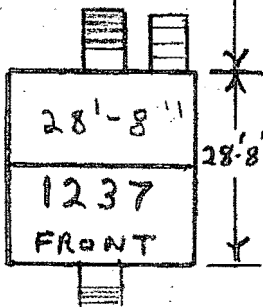
15'

Sandra Clark
1307580201

EXISTING
DWELLING

1235
LOT 55
55'

56



LOT 54

GARY W, MARY LOU,
LOIS M. COVER
1302001520

EXISTING
DWELLING

1239
LOT 53
65'

TEN OAKS ROAD

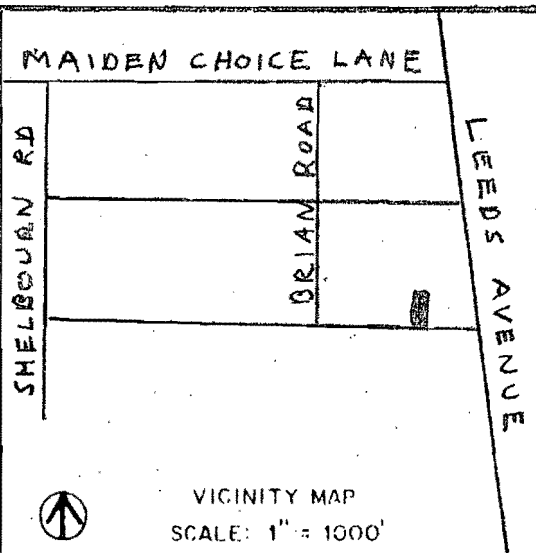
40'

PETITIONER'S

EXHIBIT NO. 1

PREPARED BY B D M

OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 101C3

ZONING DR 5.5

LOT SIZE 0.14 6240
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING No

ZONING OFFICE USE ONLY

REVIEWED BY ZW ITEM # 2009 CASE # 0300SPH

I/II

NO CONSIDERATION

THIS DEED, Made this 13th day of March, in the year two thousand three, by and between Ingeborg Gerda McLaughlin, in exercise of the powers contained in a Deed hereinafter mentioned, party of the first part, and Ingeborg Gerda McLaughlin and Raymond Kelly McLaughlin, her son, parties of the second part, all of Baltimore County, State of Maryland.

WITNESSETH, That for and in consideration of the sum of FIVE DOLLARS (\$5.00) (actual consideration paid or to be paid is ZERO) and other good and valuable considerations, this day paid, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said parties of the second part, as joint tenants, and not as tenants in common, the survivor of them, their assigns, the personal representatives and assigns of the survivor, in fee simple, all that lot of ground situate and lying in Baltimore County, State of Maryland and described as follows:

BEGINNING FOR THE SAME on the northeast side of Ten Oaks Road at the division line between Lots Numbers 54 and 55, as shown on Plat No. 15 of Leeds recorded among the Land Records of Baltimore County in Plat Book CWB, Jr. No. 12, folio 101, running thence north 47 degrees 15 minutes east binding on said Lot No. 55-120 feet to a 15 foot alley there situate, thence southeasterly on the southwest side of said alley 52 feet, running thence south 47 degrees 15 minutes west 120 feet to the northeast side of Ten Oaks Road, thence northwesterly on the northeast side of Ten Oaks Road 52 feet to the place of beginning. BEING the northwesternmost 52 feet of Lot No. 54 as laid out on said Plat No. 15 of Leeds. The improvements thereon being known as No. 1237 Ten Oaks Road.

BEING the same lot of ground and premises which by Deed dated June 8, 1988 and recorded among the Land Records of Baltimore County in Liber SM No. 7949, folio 288, was granted and conveyed by Ingeborg Gerda McLaughlin to herself for life with full powers of disposition. This Deed is being executed pursuant to said powers.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the aforesaid lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the parties of the second part, as joint

PETITIONER'S

EXHIBIT NO. 2

2001-0300-SPH

FEE-SIMPLE DEED-CODE-City or County
No Title Search Requested
No Consideration

This Deed, Made this 8th day of June
in the year one thousand nine hundred and eighty-eight, by and between
✓ INGEORG GERDA McLAUGHLIN

of Baltimore County in the State of Maryland, of the first part, and
✓ INGEORG GERDA McLAUGHLIN
of the second part.

Witnesseth, That ~~XXXXXXXXXXXXXXXXXXXX~~ there is no consideration involved in this transaction, and therefore,

the said INGEORG GERDA McLAUGHLIN

do es grant and convey unto the said INGEORG GERDA McLAUGHLIN, the personal representative of the estate of BELA KAROLYI, deceased, her heirs and assigns, all that lot

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:-

Beginning for the same on the northeast side of Ten Oaks Road at the division line between Lots Numbers 54 and 55 as shown on Plat No. 15 of Deeds recorded among the Land Records of Baltimore County in Plat Book C.W.B., Jr. No. 12, folio 101, running thence north 47 degrees 15 minutes east bind on said Lot No. 55-120 feet to a 15-foot alley there situate, thence southwest side of said alley 52 feet, running thence south 47 degrees 15 minutes west 120 feet to the northeast side of Ten Oaks Road, thence northwesterly on the northeast side of Ten Oaks Road 52 feet to the place of beginning. BEING the northwesternmost 52 feet of Lot No. 54 as laid out on said Plat No. 15 of Deeds. The improvements thereon being known as 1237 Ten Oaks Road.

BEING the same lot of ground which by Deed dated April 12, 1955, and recorded among the Land Records of Baltimore County in Liber 2677, folio 94, the said Bela Karolyi and Frances Karolyi reserving to themselves a life estate granted unto Ingeborg Gerda McLaughlin the remainder interest in said property.

BEING the same lot of ground which by Deed dated January 15, 1987, and recorded among the Land Records of Baltimore County, in Liber 7397, folio 0728, Ingeborg Gerda McLaughlin, holder of a remainder interest in the property conveyed the said property to Ingeborg Gerda McLaughlin, individually.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE *[Signature]* DATE 8/32/88

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

Per *[Signature]* DATE 8/32/88

Entirety
Per *[Signature]*
Authorized Signature
Date 8/32/88 Sec. 11-83 H

NO STAMPS

LIBER 2677 PAGE 94
FEE SIMPLE DEED CODE CITY OR COUNTY

This Deed. Made this - 12th - day of - April -

- in the year one thousand nine hundred and fifty-five, by and between
BELA KAROLYI and FRANCES KAROLYI, his wife, of Baltimore County and State of
Maryland, parties of the first part, and INGEBORG GERDA McLAUGHLIN, of the
same county and state, party of the second part.

Witnesseth that in consideration of the sum of Five Dollars and other good and valuable
consideration, the receipt whereof is hereby acknowledged, the said parties
of the first part

do grant and convey unto the said party of the second part (reserving, however, the
absolute right to grant, convey, sell, mortgage, lease, limit or dispose of
the herein described property, absolutely, during the term of their natural
life, as if this deed had never been executed) her
heirs and assigns in fee simple all that lot of ground

- situate lying and being in
the County of Baltimore, aforesaid, and described as follows, that is to say

Beginning for the same on the northeast side of Ten Oaks Road at the division
line between Lots Numbers 54 and 55 as shown on Plat No. 15 of Leeds recorded
among the Land Records of Baltimore County in Plat Book C.W.B., Jr. No. 12,
folio 101, running thence north 47 degrees 15 minutes east binding on said
Lot No. 55-120 feet to a 15 foot alley there situate, thence southeasterly
on the southwest side of said alley 52 feet, running thence south 47 degrees
15 minutes west 120 feet to the northeast side of Ten Oaks Road, thence
northwesterly on the northeast side of Ten Oaks Road 52 feet to the place of
beginning.

2009-03005P4

180068 : THIS DEED AND AGREEMENT Made this 30th day of April 1941 by and
 Emory A Kelbaugh & Wf : between Emory A Kelbaugh and Olga B Kelbaugh his wife (herein-
 Deed To : after called Grantors) parties of the first part and Clayton
 Clayton W Bordley Inc : W Bordley Inc (hereinafter called Grantee") party of the second
 part

WHEREAS the Grantors own a tract of land located in Baltimore County State of Maryland which they have caused to be subdivided into lots and parcels as shown on a plat hereby expressly made a part hereof and filed herewith among the Land Records of Baltimore County which plat is marked Plat No 15 of "Leeds"

WHEREAS the Grantors are developing and improving said tract of land and are desirous of subjecting said lots to certain covenants agreements easements restrictions conditions and charges as hereinafter set out and

WHEREAS the Grantee is desirous of purchasing all of said lots subject to the covenants agreements easements restrictions conditions and charges hereinafter set out

WHEREAS in order to make said covenants agreements easements restrictions conditions and charges binding and of full force and effect on said lots and upon the present and future owners and occupants of the same the Grantors and the Grantee have agreed to enter unto this deed and agreement whereby the Grantors will convey to the Grantee all of the lots hereinafter described and immediately thereafter the Grantee will re-convey to the Grantors charged with all the covenants agreements easements restrictions conditions and charges hereinafter set out all of said lots

NOW THEREFORE THIS DEED AND AGREEMENT WITNESSETH that for and in consideration of the premises and the sum of Five Dollars (\$5.00) in hand paid by the Grantee to the Grantors the receipt whereof is hereby acknowledged and the performance of the covenants agreements and conditions hereinafter set out the parties hereto do hereby agree as follows

The Grantors do hereby grant and convey unto the Grantee subject to the covenants agreements easements restrictions conditions and charges hereinafter set out all the lots on the plat filed herewith the improvements on which will face on Ten Oaks Road

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging and appertaining

TO HAVE AND TO HOLD the above granted property unto the Grantee its successors and assigns forever in fee simple subject however to the following covenants agreements conditions easements restrictions and charges which it is hereby covenanted and agreed shall be binding upon the Grantors their heirs and assigns and upon the Grantee its successors and assigns and upon all the above described land

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1 1966 at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover

the Mortgagors named in the foregoing Mortgage and they acknowledged the foregoing Mortgage to be their act At the same time also appeared H Anthony Mueller Attorney and Agent for Winchester Knox and Ella E Knox his wife and made oath in due form of law that the consideration set forth in said Mortgage is true and bona fide as therein set forth and he further made oath in due form of law that he is Attorney and Agent for the said Winchester Knox and Ella E Knox his wife and as such is authorized to make this affidavit

WITNESS my hand and Notarial Seal

(NOTARIAL SEAL)

Sara Reid

Notary Public

Recorded Dec 13 1947 at 11:00 A M & exd per

John W Bishop Clerk

REC BY HMH

(Exd by AJ&V)

FOR VALUE RECEIVED we hereby release the within and foregoing mortgage and the debt thereby secured witness our hands and seals this first day of September 1950
 witness H Anthony Mueller Winchester Knox (seal)
 Ella E Knox (seal)
 rec Sep 13 1950 at 8:30 AM & exd per T Braden Silcott clerk rec map & exd per JK

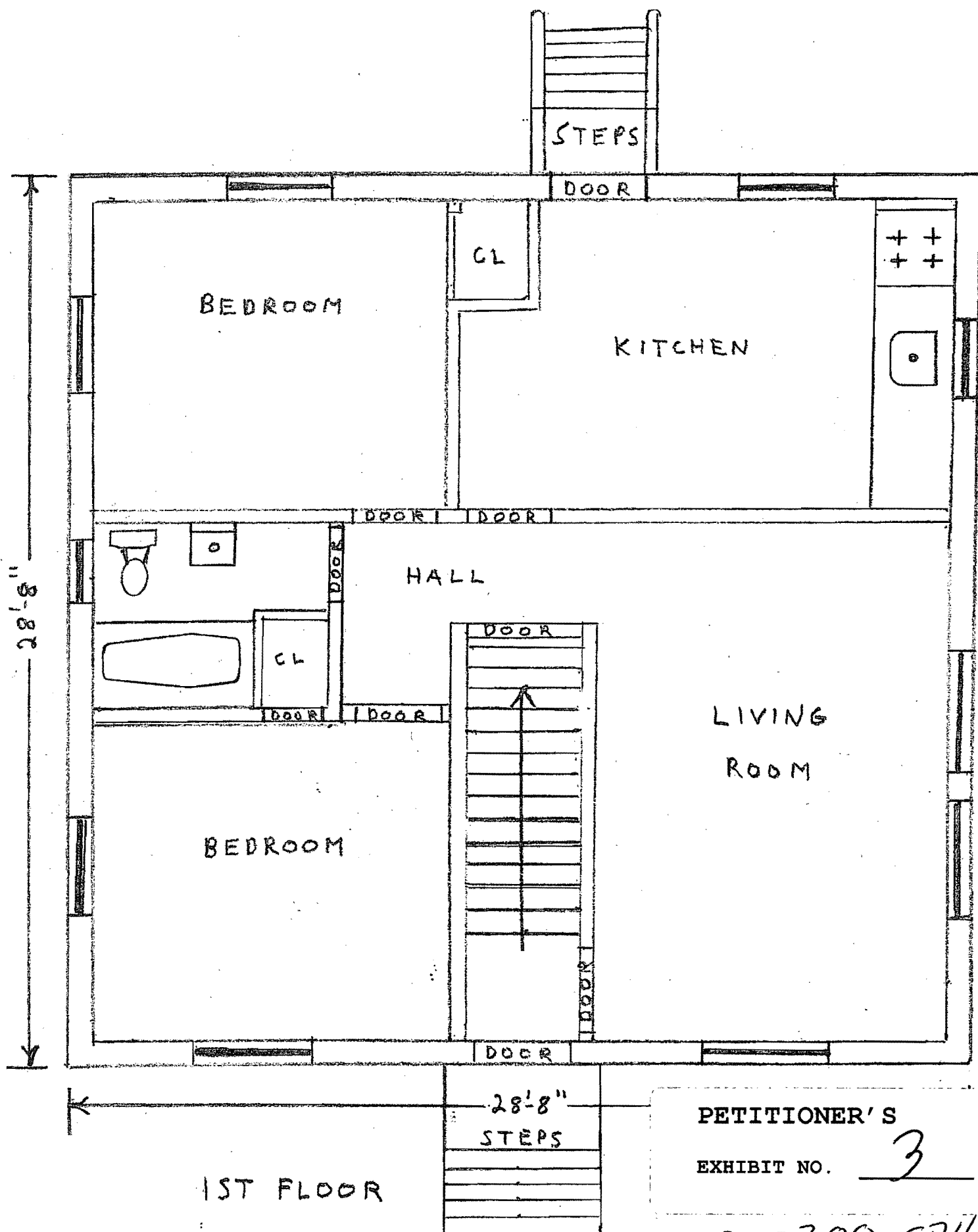
 38070) THIS DEED MADE this 10th day of December in the year
 Philip A Grill et al) nineteen hundred and forty-seven by and between Philip
 Deed to) A Grill and Richard D Grill of Baltimore County State
 B Norris Hunter et al) of Maryland parties of the first part and B Norris Hunter
 USS \$1.65 SS \$1.65) and Ida V Hunter as joint tenants of the same County
 -----) and State parties of the second part

WITNESSETH That in consideration of the sum Five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said parties of the first part do hereby grant and convey unto the said parties of the second part their heirs and assigns all that lot or parcel of ground situated and lying in Baltimore County and particularly described as follows BEGINNING for the same on the northeast side of Ten Oaks Road at the division line between Lots Numbers 54 and 55 as shown on Plat No 15 of Leads recorded among the LandRecords of Baltimore County in Plat Book C W B Jr No 12 folio 101 running thence north 47 degrees 15 minutes east binding on said lot No 55 120 feet to a 15 foot alley there situate thence southeasterly on the southwest side of said alley 52 feet running thence south 47 degrees 15 minutes west 120 feet to the northeast side of Ten Oaks Road thence northwesterly on the northeast side of Ten Oaks Road 52 feet to the place of beginning

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-1483) JWB 1628, p. 0393. Printed 04/22/2009. Image available as of 04/10/2009

BEING the northwesternmost 52 feet of Lot No 54 as laid out on said Plat No 15

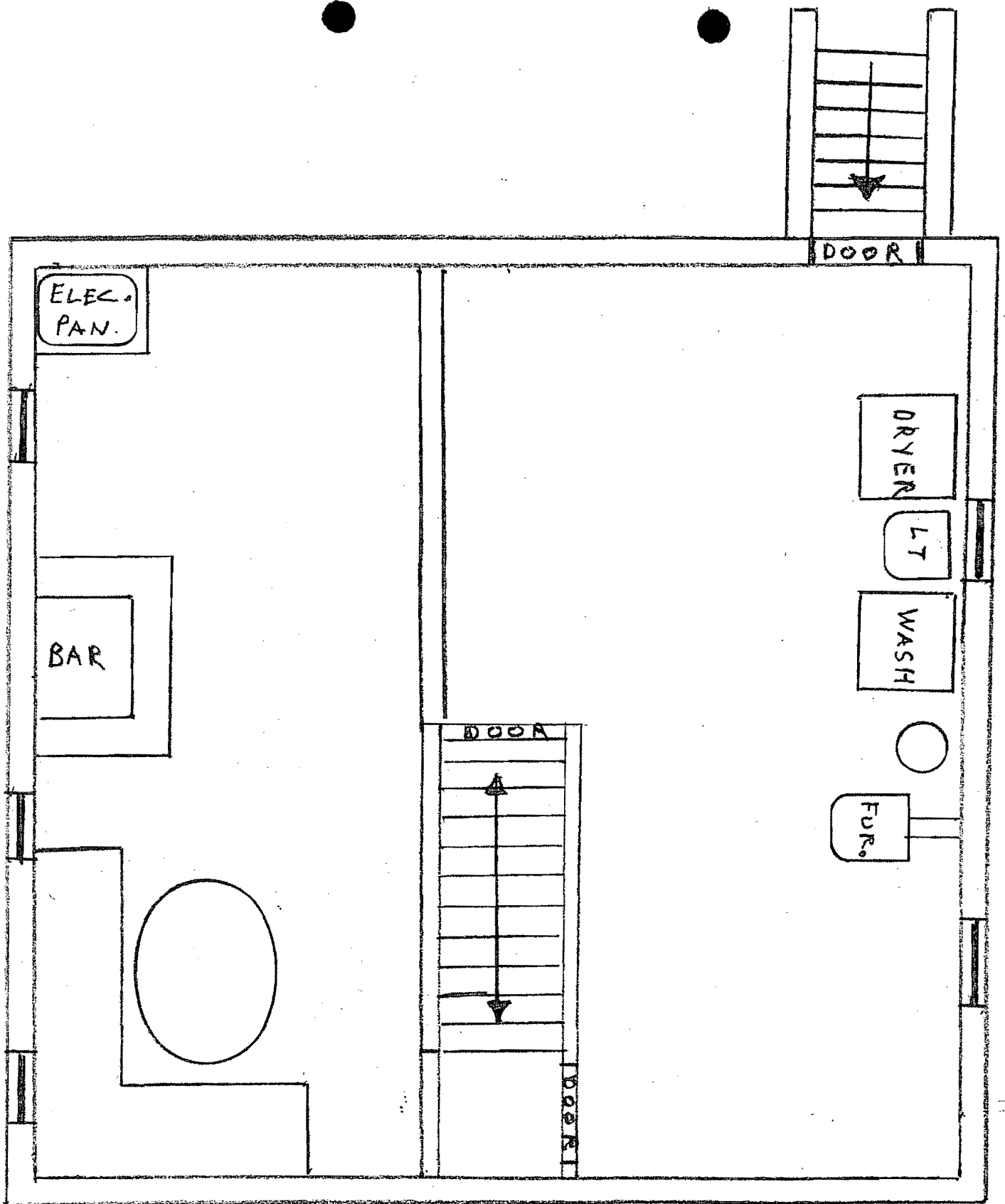
2009-07005 PM



Hand-drawn floor plan of a house. The overall dimensions are 28'-8" wide and 28'-8" deep. The layout includes:

- Top Section:** A **BEDROOM** on the left and a **KITCHEN** on the right. The kitchen has a sink and a stove. A closet (**CL**) is located between the top bedroom and kitchen.
- Central Section:** A **HALL** connecting the rooms. It features multiple **DOOR**s leading to the bedrooms, kitchen, and living room. A staircase with an upward arrow is located in the center of the hall.
- Bottom Section:** A **BEDROOM** on the left and a **LIVING ROOM** on the right. A closet (**CL**) is located near the stairs.
- Bathroom:** Located on the left side, between the top and bottom bedrooms. It contains a toilet and a bathtub.
- Overhangs:** Labeled **OVER HANG** at the top and bottom of the plan.

2ND FLOOR



BASEMENT FLOOR PLAN

Date – June 15 2009

Zoning Review (Department of Permits and Development Management), People's
Counsel
111 West Chesapeake Avenue Room 111 / 105 West Chesapeake Avenue Room 204
Towson, Maryland 21204

Dear Sirs:

I am providing this notarized statement of facts to you and on behalf of my son Raymond Kelly McLaughlin who I understand has a formal hearing with your agency concerning the zoning status of property located at 1237 Ten Oaks Road, Baltimore, Md. 21227.

This property has been under our family ownership continually since my father Mr. Bela Karolyi first purchased this multi-family home property after World War II (October 1947). My husband (Robert N. McLaughlin) and I rented the top floor, with our children, while my parents lived on the first floor. After my parents passing in the early 1970's the property under my father's will reverted to me as their only daughter. I began renting the first floor apartment out to several of my sons over the years. I converted my sole ownership of this property over to my youngest son, Raymond Kelly McLaughlin, in anticipation of my entering a long-term nursing care facility.

In February of 2008 I did enter the Frederick Villa Nursing and Rehabilitation Facility in Catonsville, Baltimore County, as a permanent care resident. My youngest son has made plans to continue using the 1237 Ten Oaks Road property as a multi-apartment dwelling and will continue to occupy one of the apartments.

Sincerely,

Ingeborg G. McLaughlin
Ingeborg G. McLaughlin

BARBARA H KISER
NOTARY PUBLIC-STATE OF MARYLAND
MY COMMISSION EXPIRES JULY 06 2013

PETITIONER'S

EXHIBIT NO. 4



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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

Account Identifier: District - 13 Account Number - 1311000140

Owner Information

Owner Name:	MCLAUGHLIN INGEBORG GERDA MCLAUGHLIN RAYMOND KELLY	Use:	RESIDENTIAL
Mailing Address:	1237 10 OAKS RD BALTIMORE MD 21227-1358	Principal Residence:	YES
		Deed Reference:	1) /17790/ 651 2)

Location & Structure Information

Premises Address	Legal Description
1237 TEN OAKS RD	PT LT 54 1237 TEN OAKS RD LEEDS

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	15
101	17	1309					1	Plat Ref:	12/ 101

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,568 SF	6,240.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2008	07/01/2009
Land	33,740	81,240		
Improvements:	87,020	146,180		
Total:	120,760	227,420	191,866	227,420
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCLAUGHLIN INGEBORG GERDA	Date: 04/04/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17790/ 651	Deed2:

Seller: KAROLYI BELA	Date: 01/29/1987	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7949/ 288	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

CO-0058647
1237 TEN OAKS ROAD

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: May 26, 2009

TO: W. Carl Richards, Jr.

FROM: Meghan Ferguson, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2009-0300-SPH
Legal Owner/Petitioner: Raymond & Ingeborg McLaughlin
Contract Purchaser:
Property Address: 1237 Ten Oaks Road
Location Description: North side of North Oak Road; 375 +/- feet West of
the centerline of Leeds Rd

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

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

Case No: CO-0058647
State Tax Assessment printout
Photographs
Correction Notice/Code Violation Notice
Final Order of the Code Official/Hearing Officer (if applicable)

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

MF/cm

C: Dan O'Neill, Code Enforcement Officer



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 58647	PROPERTY TAX ID 1311000140	DATE ISSUED 4/2/09
NAME(S): KELLY McLAUGHLIN		
MAILING ADDRESS 1237 TEN OAKS RD		
CITY HALETHORPE	STATE MD	ZIP CODE 21227
VIOLATION ADDRESS SAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

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 | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☐ 400: Illegal accessory structure placement. |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1; ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☒ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1; ZCPM: Illegal home occupation | ☐ 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 | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease _____ infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extensions | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 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)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS: _____

☒ 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: **5.6.09**

INSPECTOR NAME: **DAN ONEILL**

PRINT NAME (Rev 9/05)

AGENCY



1237 TEN OAKS RD

DATE: 04/15/2009

STANDARD ASSESSMENT INQUIRY

TIME: 09:13:33

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
13 11 000140	13	1-0	04-00	H	NO		03/03/09
MCLAUGHLIN INGEBOG GERDA				DESC-1.. IMPSPT LT 54			
MCLAUGHLIN RAYMOND KELLY				DESC-2.. LEEDS			
1237 10 OAKS RD				PREMISE. 01237		TEN OAKS	RD

00000-0000

BALTIMORE MD 21227-1316 FORMER OWNER: MCLAUGHLIN INGEBOG GERDA

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	33,740	81,240		FCV	ASSESS	ASSESS
IMPV:	87,020	146,180	TOTAL..	227,420	227,420	191,866
TOTL:	120,760	227,420	PREF...	0	0	0
PREF:	0	0	CURT...	227,420	227,420	191,866
CURT:	120,760	227,420	EXEMPT.		0	0
DATE:	07/03	12/05				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	227,420	08/23/08
	ASSESS:	191,866	
	ASSESS:	0	

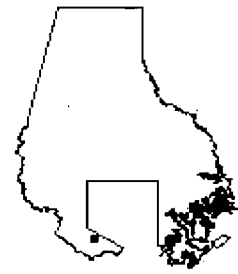
ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

1771 BROOKVIEW
410-288-2966

ArcIMS HTML Viewer Map



Map created with ArcIMS - Copyright (C) 1992-2005 ESRI Inc.



Legend

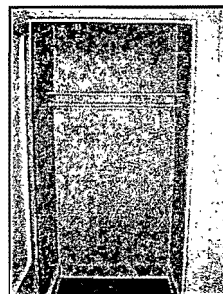
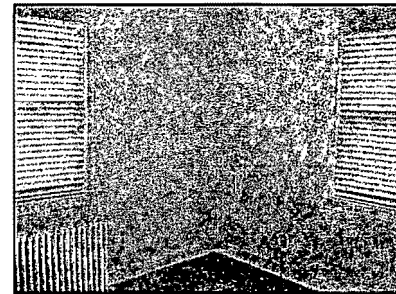
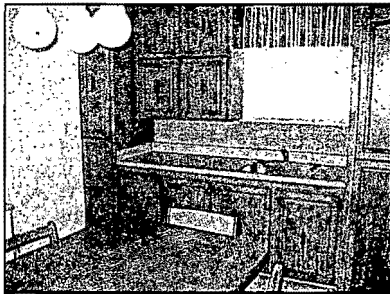
- Roads
- County Outline
- Parcels
- Address Points
- Spot Elevation
- Spot Elevation
- Water Elevation
- Bridge Elevation
- Rooftop Elevation
- Zoning
- Lakes and Ponds
- Image

\$900.00 per month
BEAUTIFUL LARGE APT GREAT VALUE!
1237 Ten Oaks Rd #B



Features Include:

- ▣ 2 Bedrooms
- ▣ 1 Full Baths
- ▣ 0 Half Baths
- ▣ Halethorpe Area
- ▣ Built In 1945
- ▣ 0 Fin SqFt
- ▣ Lot Size:
- ▣ Cottage Style
- ▣ 1 Levels
- ▣ Shingle Const



Absolutely Beautiful 2 Bedroom ,Large Living Room And 1 Full Bath Second Level Apartment With Eat-In Kitchen, Large Closets And Attic Access For Storage. New Paint And Carpet, Updated Bath And Use Of Washer/Dryer. Available Immediately.



Patricia Wheeler
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RESIDENTIAL BROKERAGE

This information is believed to be accurate but is not warranted.

