

**IN RE: PETITION FOR SPECIAL HEARING \***

N side of George Street; 120 feet E of  
the c/l of Gregory Street  
1<sup>st</sup> Election District  
1<sup>st</sup> Councilmanic District  
(5622 Prince George Street)

**Dawn Harris**  
*Petitioner*  
**Robert M. Alark**  
*Legal Owner*

BEFORE THE  
DEPUTY ZONING  
COMMISSIONER  
FOR BALTIMORE COUNTY  
  
CASE NO. 2010-0062-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 Dawn Harris, who resides at 5625 Prince George Street. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) for the property located at 5622 Prince George Street to confirm the application of Section 409.6.A.1 of the B.C.Z.R. concerning the number of parking spaces for a conversion under Section 402 of the B.C.Z.R., which results in a minimum of 2 off-street parking spaces required per unit for a total of 4 parking spaces. 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 6.

Appearing at the requisite public hearing in support of the requested special hearing was Petitioner Dawn Harris and her attorney Gretchen Graves, Esquire, who also resides at 5625 Prince George Street. The property owned by Ms. Harris is located directly across the street from the subject property. The legal owner of the subject property, Robert M. Alark, also appeared at the hearing, as did Deborah and Christopher Greenly, the tenants that also reside on the subject property. There were no other interested citizens in attendance.

12.21.09

*pm*

Testimony and evidence offered revealed that the subject property is rectangular-shaped and consists of approximately 11,600 square feet or 0.27 acre, more or less, zoned D.R.5.5. The property is located on the northeast side of Prince George Street near its intersection with Landington Avenue in the Gwynn Oak area of Baltimore County. The community where the property is located is situated north of U.S. 40 (Baltimore National Pike), east of Johnnycake Road and south of Ingleside Avenue. As depicted on the site plan and the SDAT real property data search printout that was marked and accepted into evidence as Petitioner's Exhibit 1 and the photographs that were marked and accepted into evidence as Petitioner's Exhibits 2, 11, and 22, the subject property is improved with an existing two-story block and frame dwelling built in 1938 and consisting of approximately 1,600 square feet. As shown on the "Conditional Use Permit for Two Apartments" that was marked and accepted into evidence as Petitioner's Exhibit 4, on November 13, 1995 then-Permits and Development Management Director Arnold Jablon approved the use of the property for two apartment units. The property owner, Mr. Alark, indicated he purchased the subject property as a two apartment dwelling in 1996 and has used the property as such continuously since that time. Mr. Alark also indicated he was not familiar with the specific off-street parking requirements contained in Section 409.6 of the B.C.Z.R. when he bought the property and has utilized the concrete parking pad at the southeast corner of the property for off-street parking. The parking pad is shown in the photographs that were marked and accepted into evidence as Petitioner's Exhibits 11, 28, and 29.

Ms. Graves proffered the testimony and evidence on behalf of herself and Ms. Harris, which revealed that Ms. Harris has owned her property at 5625 Prince George Street since 2005. Her property is located at the southwest intersection of Landington Avenue and Prince George Street, across the street from Mr. Alark's property. Ms. Graves characterized the area as a quiet

neighborhood in a country-like setting and described Prince George Street as a fairly narrow road without a great deal of travel other than by neighbors who live in the area. As shown on the map that was marked and accepted into evidence as Petitioner's Exhibit 21, the two streets near Prince George Street (Landington Avenue and Gregory Avenue) have very little on-street parking (no parking areas are delineated by red lines on the map). In fact, one of the only "open" areas of on-street parking is found along the frontage of Ms. Harris's property on Prince George Street.

This brings us to the main issue at hand in the instant matter. Over the last few years, on-street parking availability near Ms. Harris's property has been utilized primarily by Mr. Alark and his tenants from across the street. According to Ms. Graves, rather than utilizing the parking pad on the subject property, Mr. Alark and his tenants instead park on the street -- and because the closest on-street parking to the subject property is located in front of Ms. Harris's property, these vehicles, including a large pick up truck and a jeep, are continuously parked in front of her home. From her perspective, this is very unsightly and causes her to have almost no on-street parking in front of her home for her and her guests when the need arises. As a result, Ms. Graves investigated the parking requirements for the subject property and found that, because the dwelling consists of two apartment units, the Zoning Regulations require a minimum of 2 off-street parking spaces per unit, which in this case would amount to 4 off-street parking spaces required. As of the date of the filing for special hearing on or about August 21, 2009, Mr. Alark's property had only 2 off-street parking spaces (the concrete parking pad); hence, Petitioner Ms. Harris filed the instant Petition seeking a determination that the off-street parking requirements in Section 409.6.A.1 of the B.C.Z.R. applied to the subject property and require 4 off-street parking spaces. Although not requested in her Petition for Special Hearing, Petitioner



also seeks a determination as to whether Mr. Alark's property meets the requirements of the "Conversion of One-Family Dwellings" table contained in Section 402.2 of the B.C.Z.R. as to minimum lot area, lot width, and side yard setbacks. On the other hand, Mr. Alark believes his property does meet the requirements and that, in any event, this determination has previously been made in his favor and is now moot.

Mr. Alark explained that when he was made aware of the off-street parking requirements for his two apartment units, he took steps to comply. Indeed, since the instant Petition was filed, he has removed the grassy area between his property's mailboxes and the concrete parking pad, as well as the grassy area beyond the parking pad and replaced those areas with crushed gravel suitable for parking. Photographs of the parking pad extensions were previously accepted into evidence as Petitioner's Exhibits 28 and 29. This has resulted in the addition of at least two more off-street parking spaces on his property, thus bringing the property into compliance with the parking requirements of Section 409.6 of the B.C.Z.R.

Notwithstanding, Ms. Graves asserts that Mr. Alark's property is not in compliance with the aforementioned conversion table. She refers to the letter dated May 13, 2009 from Mr. Alark to Permits and Development Management Director Timothy M. Kotroco, a copy of which was marked and accepted into evidence as Petitioner's Exhibit 8, wherein Mr. Alark requested a Zoning Verification Letter for the property as a two apartment dwelling. Attached to the letter was a survey of the property from 1981 showing the relevant measurements of the property and dwelling related to size and setbacks. A copy of this survey, which is also utilized as the site plan in the instant matter, was previously accepted into evidence as Petitioner's Exhibit 6. In response, Mr. Alark received a letter dated May 15, 2009 from Bruno Rudaitis of the Zoning Review Office, which was marked and accepted into evidence as Petitioner's Exhibit 9. This



letter indicates that according to the County's assessment record, the subject property meets the lot width and lot area requirements for a converted dwelling, but he is unable to determine whether it meets the side yard setbacks for a duplex of 15 feet to the closest lot line and a sum total of 35 feet on both sides without a properly scaled location survey. As a result, Ms. Graves argues that the subject property is not in compliance with the conversion table requirements.

Mr. Alark disagrees and points to the location survey, which was sealed by a registered property line surveyor, James C. Hudgins, and indicates that the side yard setback closest to an interior lot line is 18 feet, with a sum total of approximately 56 feet. The undersigned also reviewed the Code Enforcement documents that were forwarded to the zoning file. These documents indicate a Code Enforcement Correction Notice was issued on February 19, 2009 for failing to obtain required permits for illegal conversion from a single family dwelling into two apartments.<sup>1</sup> These documents also included the notes from Inspector Grant Kidd indicating that on June 11, 2009, he spoke with Carl Richards, Zoning Supervisor at the Zoning Review Office. Their conversation indicated that Mr. Alark had a sealed approved site plan showing the lot meets all dimension requirements of the conversion table for the D.R.5.5 Zone. Hence, Mr. Kidd closed the Code Enforcement case. In Mr. Alark's view, he has complied with all the necessary requirements of the B.C.Z.R. for conversion of a dwelling to a two apartment duplex in the D.R.5.5 Zone, as well as the off-street parking requirements contained in Seciton 409.6 of the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

---

<sup>1</sup> Case No. CO0056395

This is a difficult case because the crux of the matter appears to center mostly around Ms. Harris's and Ms. Graves' displeasure with the parking situation in front of their property, and the apparent unwillingness of Mr. Alark and his tenants to park their vehicles on the off-street parking pad on the subject property rather than on Prince George Street -- in front of Ms. Harris's property. Additionally, Ms. Harris and Ms. Graves request a determination that the off-street parking requirements of Section 409.6 of the B.C.Z.R. apply to the subject property and its use as a two apartment dwelling, as well as a determination that the property does not meet the conversion table, particularly as to the minimum side yard setback closest to an interior lot line, so the dwelling therefore cannot be used as two apartments.

There is generally no dispute that the property meets the minimum lot size and lot area requirements. And in my view, sufficient evidence has been adduced that the property meets the 15 foot side yard setback requirement as well. The sealed location survey that was accepted into evidence as Petitioner's Exhibit 6 shows a side yard setback of 18± feet. Moreover, Mr. Alark testified he measured the distance himself in May 2009 and found it was just under 19 feet. Ms. Graves argues that the width of the outside steps leading to a landing at the entrance to the second floor apartment -- a width of approximately four feet -- should be also be included in the calculation for the side yard setback. However, in my judgment, this stairway is not to be included in calculating the required setback distance. Therefore, based on the testimony and evidence presented at the hearing, I find that the subject property does meet the requirements of the "Conversion of One-Family Dwellings" table set forth in Section 402.2 of the B.C.Z.R.

I also find that the off-street parking requirements of Section 409.6 of the B.C.Z.R. apply to the subject property and its use as two apartment units. This section requires two off-street parking spaces for each unit, for a total of four parking spaces. However, this does not appear to

RECEIVED FOR FILING  
12-21-09  
pm

provide assistance to Ms. Harris or Ms. Graves because the evidence indicates that since the instant Petition was filed, Mr. Alark has provided the required additional off-street parking spaces. So in granting this aspect of Petitioner's relief, it is also moot because of the property owner Mr. Alark's compliance with Section 409.6 of the B.C.Z.R.

In conclusion, and particularly as to the on-street parking dispute, I would urge the parties to this case to have a more practical view of the parking situation on Prince George Street. Although I cannot force Mr. Alark and his tenants not to park in the street directly in front of Ms. Harris's home, I would hope there is some understanding on the part of Mr. Alark and his tenants not to constantly park on the street, especially when there is now sufficient off-street parking on their property. Unfortunately, such an ongoing impasse between neighbors engaging in potentially irritating, but otherwise lawful activity, can rarely be solved by this Commission.

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 21<sup>st</sup> day of December, 2009 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to confirm the application of Section 409.6.A.1 of the B.C.Z.R. concerning the number of parking spaces for a conversion under Section 402 of the B.C.Z.R., which results in a minimum of 2 off-street parking spaces required per unit for a total of 4 parking spaces for the subject property located 5622 Prince George Street, be and is hereby **GRANTED**, and

IT IS FURTHER ORDERED that the subject property located at 5622 Prince George Street, which is improved with a two-story block and frame dwelling that has been converted

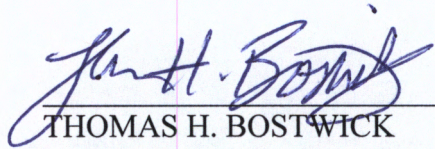


into two apartment units, meets the requirements of the "Conversion of One-Family Dwellings" table contained in Section 402.2 of the B.C.Z.R. as to minimum lot area (11,600 square feet), lot width (80 feet), and side yard setbacks (18 feet to the nearest interior lot line and sum of 56 feet) for a duplex in the D.R.5.5 Zone.

The relief granted herein is subject to the following:

1. The property owner may apply for any necessary building permit and be granted same upon receipt of this Order; however, the property owner and Petitioner are hereby made aware that proceeding at this time is at the property owner's own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, the findings made herein are reversed, the property owner 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



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

December 21, 2009

DAWN HARRIS AND  
GRETCHEN GRAVES, ESQUIRE  
5625 PRINCE GEORGE STREET  
GWYNN OAK MD 21207

Re: Petition for Special Hearing  
Case No. 2010-0062-SPH  
Property:

Dear Ms. Harris and Ms. Graves:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Robert M. Alark, 5622 Prince George Street, Gwynn Oak MD 21207  
Deborah and Christopher Greenly, 5622 Prince George Street, Gwynn Oak MD 21207





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5622 PRINCE GEORGE ST  
which is presently zoned PR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve APPLICATION OF BLZR SECTION 409.6(A)(1), REQUIRED NUMBER OF PARKING SPACES, TO A CONVERSION UNDER SECTION 402.1, LOCATED AT 5622 PRINCE GEORGE STREET. PDM'S INTERPRETATION OF SECTION 409.6(A)(1) RESULTS IN FAILURE TO ENFORCE THE REGULATION REQUIRING A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT.

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.

## PETITIONER Contract Purchaser/Lessee:

DAWN HARRIS  
Name - Type or Print  
Dawn Harris cell: 410 422 5239  
Signature  
5625 PRINCE GEORGE  
Address  
GWYNN OAK MD Telephone No. 21207  
City State Zip Code

## Attorney For Petitioner:

GREICHEN GRAVES, ESQ.  
Name - Type or Print  
[Signature]  
Signature cell: 202 297 0425  
Company  
5625 PRINCE GEORGE  
Address  
GWYNN OAK MD Telephone No. 21207  
City State Zip Code

## Legal Owner(s):

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

## Represent

Name  
Address Telephone No.  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Case No. 2010-0062-SPH

Reviewed By D.T. Date 8/21/09

REV 9/15/98

12-21-09



## **Zoning Description**

### **ZONING DESCRIPTION FOR 5622 PRINCE GEORGE STREET**

Beginning at the point on the north side of Prince George Street, which is 20 feet wide at the distance of 120 feet east of the centerline of the nearest improved intersecting street, Gregory Street, which is 20 feet wide. Being lot # 65-68, block 13, section 145-146 in the subdivision of Gwynn Oak as recorded in Baltimore County Plat Book # 6, Folio # 160, containing 11,600 square feet. Property is also known as 5622 Prince George Street and located in the 0105-1 Election District, One Councilman District.

**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: 2010-0062-SPH

Petitioner: GRAVES

Address or Location: 5622 PRINCE GEORGE ST.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GRETCHEN GRAVES

Address: 5625 PRINCE GEORGE ST.

GUMM OAK MD 21207

Telephone Number: 202-297-0425 (c)

Revised 7/11/05 - SCJ



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

No. 44754

Date: 8/21/09

PAID RECEIPT

BUSINESS RETAIL TIME DAY  
 8/24/2009 11/21/2009 14:28:03 5

RECEIPT # 44754 8/21/2009 001

5 509 TOWING VERIFICATION

001 001754

Receipt for \$25.00

\$25.00 OK \$1.00 CA

Baltimore County, Maryland

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

Total: 65.00

Rec From: GRETCHEN GRAVES

For: 2010-0062-SPH  
5622 PRINCE GEORGE ST

D. THOMPSON

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: # 2010-0062-SPH**  
5622 Prince George Street  
N/side of Prince George  
Street, 120 feet east of  
centerline of Gregory Street  
1st Election District  
1st Councilmanic District  
Petitioner: Dawn Harris  
**Special Hearing:** to ap-  
prove required number of  
parking spaces, to a con-  
version under Section  
402.1; PDM's Interpretation  
of section 409.6(A)(1) re-  
sults in failure to enforce  
the regulations requiring a  
minimum of two-off street  
parking spaces per unit.  
**Hearing: Monday, Novem-  
ber 2, 2009 at 9:00 a.m.**  
In Room 104, Jefferson  
Building, 105 West Chesa-  
peake Avenue, Towson  
21204.

WILLIAM J. WISEMAN, III  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible;  
for special accommoda-  
tions Please Contact the  
Zoning Commissioner's Of-  
fice at (410) 887-4386.

(2) For information con-  
cerning the File and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.

10/391 Oct. 15 218201

# CERTIFICATE OF PUBLICATION

10/15/, 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 10/15/, 2009.

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

J. Wilkinson

LEGAL ADVERTISING



# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS

**DATE:** 10/06/09

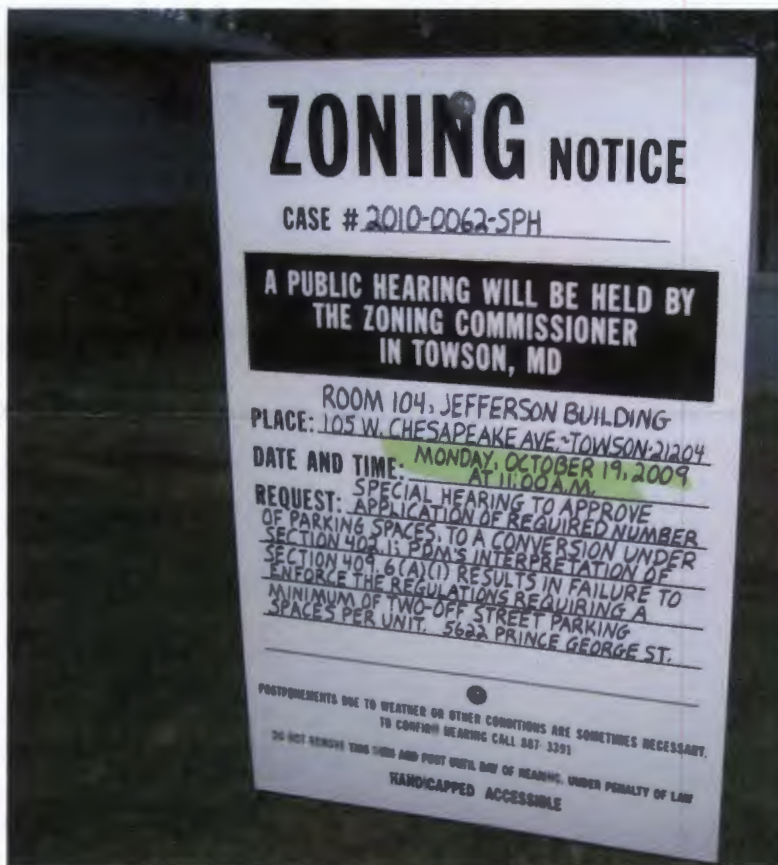
**Case Number:** 2010-0062-SPH

**Petitioner / Developer:** GRETCHEN GRAVES & DAWN HARRIS

**Date of Hearing (Closing):** OCTOBER 19, 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:  
5622 PRINCE GEORGE STREET

**The sign(s) were posted on:** OCTOBER 1, 2009



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

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

410 - 666 - 5366  
(Telephone Number of Sign Poster)



TO: PATUXENT PUBLISHING COMPANY  
Thursday, October 1, 2009 Issue - Jeffersonian

Please forward billing to:  
Gretchen Graves  
5625 Prince George St  
Gwynn Oak, MD 21207

202-297-0425

---

## 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: 2010-0062-SPH**

5622 Prince George Street

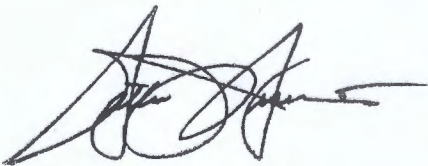
N/side of Prince George Street, 120 feet east of centerline of Gregory Street

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Petitioner: Dawn Harris

Special Hearing to approve required number of parking spaces, to a conversion under Section 402.1; PDM's interpretation of section 409.6(A)(1) results in failure to enforce the regulations requiring a minimum of two-off street parking spaces per unit.

Hearing: Monday, October 19, 2009 at 11:00 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  
Department of Permits and  
Development Management  
September 29, 2009

### 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: 2010-0062-SPH**

5622 Prince George Street

N/side of Prince George Street, 120 feet east of centerline of Gregory Street

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Petitioner: Dawn Harris

Special Hearing to approve required number of parking spaces, to a conversion under Section 402.1; PDM's interpretation of section 409.6(A)(1) results in failure to enforce the regulations requiring a minimum of two-off street parking spaces per unit.

Hearing: Monday, October 19, 2009 at 11:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:klm

C: Gretchen Graves, 5625 Prince George St., Gwynn Oak 21207  
Dawn Harris, 5625 Prince George Street, Gwynn Oak 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 3, 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  
Thursday, October 15, 2009 Issue - Jeffersonian

Please forward billing to:  
Robert Alark  
5622 Prince George Street  
Gwynn Oak, MD 21207

410-744-3630

---

## NOTICE OF ZONING HEARING

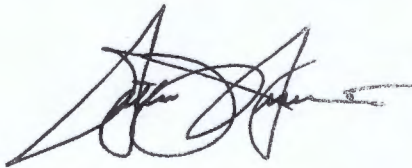
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2010-0062-SPH**

5622 Prince George Street  
N/side of Prince George Street, 120 feet east of centerline of Gregory Street  
1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District  
Petitioner: Dawn Harris

Special Hearing to approve required number of parking spaces, to a conversion under Section 402.1; PDM's interpretation of section 409.6(A)(1) results in failure to enforce the regulations requiring a minimum of two-off street parking spaces per unit.

Hearing: Monday, November 2, 2009 at 9:00 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**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

TIMOTHY M. KOTROCO, Director  
October 13, 2009  
Department of Permits and  
Development Management

**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: 2010-0062-SPH**

5622 Prince George Street

N/side of Prince George Street, 120 feet east of centerline of Gregory Street

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Petitioner: Dawn Harris

Special Hearing to approve required number of parking spaces, to a conversion under Section 402.1; PDM's interpretation of section 409.6(A)(1) results in failure to enforce the regulations requiring a minimum of two-off street parking spaces per unit.

Hearing: Monday, November 2, 2009 at 9:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco  
Director

TK:klm

C: Gretchen Graves, 5625 Prince George St., Gwynn Oak 21207  
Dawn Harris, 5625 Prince George Street, Gwynn Oak 21207  
Robert Alark, 5622 Prince George Street, Gwynn Oak 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 17, 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.



## BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

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

October 28, 2009

Gretchen Graves  
5625 Prince George St  
Gwynn Oak, MD 21207

Dear: Gretchen Graves

RE: Case Number 2010-0062-SPH, 5622 Prince George St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Dawn Harris; 5625 Prince George St. Gwynn Oak, MD 21207



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For response date September 14, 2009  
Item Nos. 2008-103, 2010-056, 057, 058,  
059, 060, 061, 062, 064, 065, 066

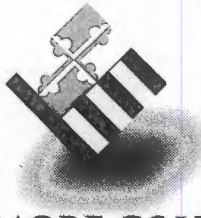
**DATE:** September 4, 2009

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09142009 -NO COMMENTS.doc



**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

September 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 31.2009

Item Numbers 0103,0056,0057,0058,0059,0060,061,0062,0063 and 0064

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





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

State Highway  
Administration

Beverley K. Swaim-Staley, Secretary  
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 3, 2010

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

RE: Baltimore County  
Item No. 2010-0062-SPH  
5622 PRINCE GEORGE ST.  
DAWN HARRIS 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. 2010-0062-SPH.

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

Very truly yours,

For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/mb

My telephone number/toll-free number is \_\_\_\_\_

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.sha.maryland.gov](http://www.sha.maryland.gov)

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 10, 2009

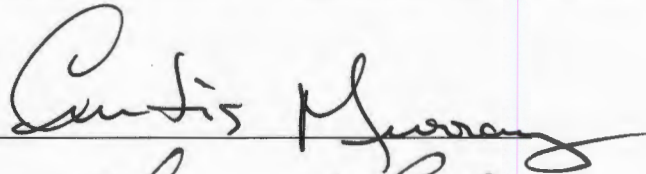
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 10-062- Special Hearing**

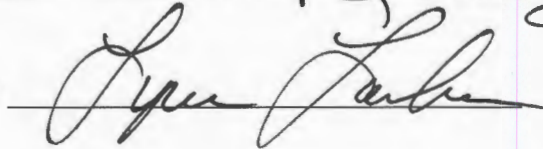
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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



RECEIVED

SEP 24 2009

ZONING COMMISSIONER

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



**RECEIVED**

**SEP 29 2009**

**ZONING COMMISSIONER**

**TO:** Timothy M. Kotroco  
**FROM:** Dave Lykens, DEPRM - Development Coordination  
**DATE:** September 29, 2009  
**SUBJECT:** Zoning Item # 10-062-A  
Address 5622 Prince George Street  
(Harris Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

Reviewer: JWL

Date: 9/29/09



RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
5622 Price George Street; N/S Georger Street, \* ZONING COMMISSIONER  
120' E of c/line of Gregory Street \*  
1<sup>st</sup> Election and 1<sup>st</sup> Councilmanic Districts \*  
Legal Owner(s): Robert Alark, Sr. \*  
Petitioner (s): Dawn Harris \* FOR  
\* BALTIMORE COUNTY  
\* 10-062-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

SEP 10 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 10<sup>th</sup> day of September, 2009, a copy of the foregoing Entry of Appearance was mailed to Gretchen Graves, Esquire, 5625 Prince George Street, Gwynn Oak, MD 21207, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



**Baltimore County, Maryland**

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

September 22, 2009

CAROLE S. DEMILIO  
Deputy People's Counsel

**HAND DELIVERED**

William J. Wiseman, III, Zoning Commissioner  
The Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING  
Dawn Harris – Petitioner  
5622 Prince George Street  
Case No: 10-062-SPH

RECEIVED

SEP 22 2009

ZONING COMMISSIONER

Dear Mr. Wiseman,

We asked Stephen E. Weber, Chief of Traffic Engineering, to review the petition and site plan for any traffic/parking issues. As a result, he sent the enclosed e-mail dated September 18, 2009. As is our custom, we forward it to you for consideration. No hearing date has been set yet.

Mr. Weber identifies significant travel constraints on Prince George Street. He recommends construction of additional offstreet parking spaces in the event the residence is converted to a two-family home. Clearly, BCZR § 409.6 requires two accessory offstreet parking spaces for each dwelling unit. The property owner should meet this requirement.

The Zoning Commissioner should also review whether the site meets BCZR § 402.3 minimum conversion standards for the D.R. 5.5 Zone. The site appears to meet the minimum lot area of 10,000 square feet. The minimum width depends on whether the conversion is for a duplex or semi-detached dwelling, 80 feet or 90 feet. The minimum side yard setbacks for an interior lot are 15 feet for one, and 35 feet for the sum of both. The setback from the deck to the north boundary is not specified on the site plan.

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman  
People's Counsel for Baltimore County

PMZ/rmw

cc: Gretchen Graves, Esquire, attorney for Petitioner  
Robert Alark, property owner  
Stephen E. Weber, Division of Traffic Engineering

TB BW 10/19  
11/2 HAM  
9



**From:** Stephen Weber  
**To:** People's Counsel  
**CC:** Dennis Kennedy  
**Date:** 9/18/2009 7:39 PM  
**Subject:** Fwd: 10-062-SPH, 5622 Prince George Rd  
**Attachments:** 10-062-SPH Petition.pdf; 5622PrinceGeorgeb.bmp; 5622PrinceGeorgea.bmp

Dear Mr. Zimmerman:

In reviewing the attached case, I'm somewhat at a loss because I'm not exactly certain what the petitioner is trying to do, but my guess is that they're trying to convert an existing single-family home into two dwelling units and that apparently PDM interpretation of BCZR 409.6(A)(1) somehow results in failure to enforce the regulations requiring a minimum of 2 off-street parking spaces per unit.

From my point of view, it isn't particularly necessary to determine the legal complications of how the law is interpreted, but only to provide our evaluation of what will happen if no additional parking is provided on the subject site should additional living units be created on the property of #5622 Prince George Rd

Attached are two aerial views of the subject site, one looking at the site from the east and the other from the north. In both views one can clearly see the existing 2 space concrete parking pad located off the NE side of Prince George Rd on the southern half of the lot. Certainly the current property would be in compliance with the requirement for having 2 off-street parking spaces if there is only one dwelling unit on the property.

Prince George St in front of the subject dwelling is recorded as having an approximate width of 16 feet. This is the minimum width street on which the County allows any new developments to be built and just provides minimum width lanes for 2-way traffic, without any allowance for on-street parking. In looking at the attached 2 aerial photos, it can be seen that both adjacent properties to the north and south of the subject site have provided a parking area parallel to and off the edge of Prince George St to allow for additional parallel parking in front of their properties, besides the 2 off-street parking spaces which are contained on each of these properties. However, in front of #5622 Prince George St there is no similar stabilized parallel parking area to provide for parked vehicles in front of #5622 off of the edge of the travel lanes of the street. At the same time, in the aerial view from the north it can be seen that across the street from #5622 are two vehicles parked, both partially into the roadway and partially blocking the travel lane (these are in front of a house with a driveway capable of handling several off-street vehicles). If parking in front of #5622 took place in a similar manner, this would narrow Prince George St down to a one-lane roadway with drivers having to negotiate between the various parked vehicles.

The subject site has an 80-foot frontage and with such a large frontage is clearly capable of providing an additional 2 off-street parking spaces if the structure is being converted to accommodate 2 family units. It's possible that another 2-car parking pad could be constructed towards the north end of the site. To the north of the subject site, #5624 and #5626 Prince George St are both properties with only 40-foot frontages and both have off-street parking pads. The subject site could also provide a parallel stabilized parallel parking area adjacent to Prince George St to provide for even more available parking, although such parking could not technically be counted toward any on-site parking requirement since such parking would be located off of the subject property and in the road right-of-way. Given that the subject site appears to be able to easily accommodate the construction of additional off-street parking spaces to support additional living units on the property, all reasonable efforts should be made to accommodate the parking demands generated by the site and thereby minimize the length and occurrences of parking into the travel lanes of Prince George St and interfering with the safe and efficient flow of traffic on that roadway.

Should you have any questions or wish to discuss the matter further, please feel free to give me a call.

Stephen E. Weber, Chief  
Div. of Traffic Engineering  
Baltimore County, Maryland  
111 W. Chesapeake Avenue, Rm. 326  
Towson, MD 21204  
(410) 887-3554

>>> People's Counsel 9/14/09 3:45 PM >>>  
Mr. Weber,

Attached you will find the Petition for Special Hearing in the above case. Please review and let our office know if there are any traffic concerns.

Thank you in advance.  
Peter Max Zimmerman



Rebecca M. Wheatley  
Legal Secretary  
Office of the People's Counsel for Baltimore County  
410-887-2188 Phone  
410-823-4236 Fax



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5622 PRINCE GEORGE ST  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve APPLICATION OF BCZ SECTION 409.6(A)(1), REQUIRED NUMBER OF PARKING SPACES, TO A CONVERSION UNDER SECTION 402.1, LOCATED AT 5622 PRINCE GEORGE STREET. PDMS INTERPRETATION OF SECTION 409.6(A)(1) RESULTS IN FAILURE TO ENFORCE THE REGULATION REQUIRING A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT.

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.

## PETITIONER Contract Purchaser/Lessee:

DAWN HARRIS

Name - Type or Print

Dawn Harris cell 410-422-5239

Signature

5625 PRINCE GEORGE

Gwynn Oak MD 21207

City State Zip Code

## Attorney For Petitioner:

GREIGHEN GRAVES ESQ.

Name - Type or Print

[Signature] cell 202-297-0425

Signature

5625 PRINCE GEORGE

Gwynn Oak MD 21207

City State Zip Code

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

## Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

## Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Case No. 2010-0062-SPH

Reviewed By D.J. Date 8/21/09







2010-0062-SPH

TB

Bos

10/19 11/2



Maryland Department of Assessments and Taxation  
BALTIMORE COUNTY  
Real Property Data Search (2007 vw5.1d)

Go Back  
View Map  
New Search

H 9  
Am

Account Identifier: District - 01 Account Number - 0111150520

Owner Information

Owner Name: ALARK ROBERT M,SR Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 5622 PRINCE GEORGE ST Deed Reference: 1) /11630/ 406  
BALTIMORE MD 21207 2)

Location & Structure Information

Premises Address: 5622 PRINCE GEORGE ST Legal Description: LT 65-68  
5622 PRINCE GEORGE ST  
CATONSVILLE MANOR

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |        |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 95  | 14   | 224    |              |             |         | 13    | 65  | 1               | 4         |        |
|     |      |        |              |             |         |       |     |                 | Plat Ref: | 6/ 160 |

Special Tax Areas: Town  
Ad Valorem  
Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1938                    | 1,584 SF      | 11,600.00 SF       | 04         |
| Stories                 | Basement      | Type               | Exterior   |
| 1 1/2                   | YES           | STANDARD UNIT      | SIDING     |

Value Information

|                    | Base Value | Value As Of 01/01/2007 | Phase-in Assessments As Of 07/01/2009 | As Of 07/01/2010 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land               | 91,400     | 91,400                 |                                       |                  |
| Improvements:      | 141,240    | 141,240                |                                       |                  |
| Total:             | 232,640    | 232,640                | 232,640                               | NOT AVAIL        |
| Preferential Land: | 0          | 0                      | 0                                     | NOT AVAIL        |

Transfer Information

|                                           |                    |                  |
|-------------------------------------------|--------------------|------------------|
| Seller: MCNANEY JOHN B MCNANEY PATRICIA H | Date: 06/10/1996   | Price: \$119,900 |
| Type: IMPROVED ARMS-LENGTH                | Deed1: /11630/ 406 | Deed2:           |
| Seller: MCNANEY STEPHEN S MCNANEY JOHN B  | Date: 12/07/1992   | Price: \$1       |
| Type: NOT ARMS-LENGTH                     | Deed1: / 9493/ 441 | Deed2:           |
| Seller: MCNANEY STEPHEN S                 | Date: 07/06/1992   | Price: \$0       |
| Type: NOT ARMS-LENGTH                     | Deed1: / 9264/ 730 | Deed2:           |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      |       |            |            |
| Municipal                  |       |            |            |

Tax Exempt:  
Exempt Class:

2010-0062-SPH 10/19 11AM  
11/2 9AM  
Traffic Engg. via Zimmerman  
9-18 + 9-22 Comments  
OP 9-10 No Comments  
DEPAM 9-29 " "  
Posting Notice PC Appearance

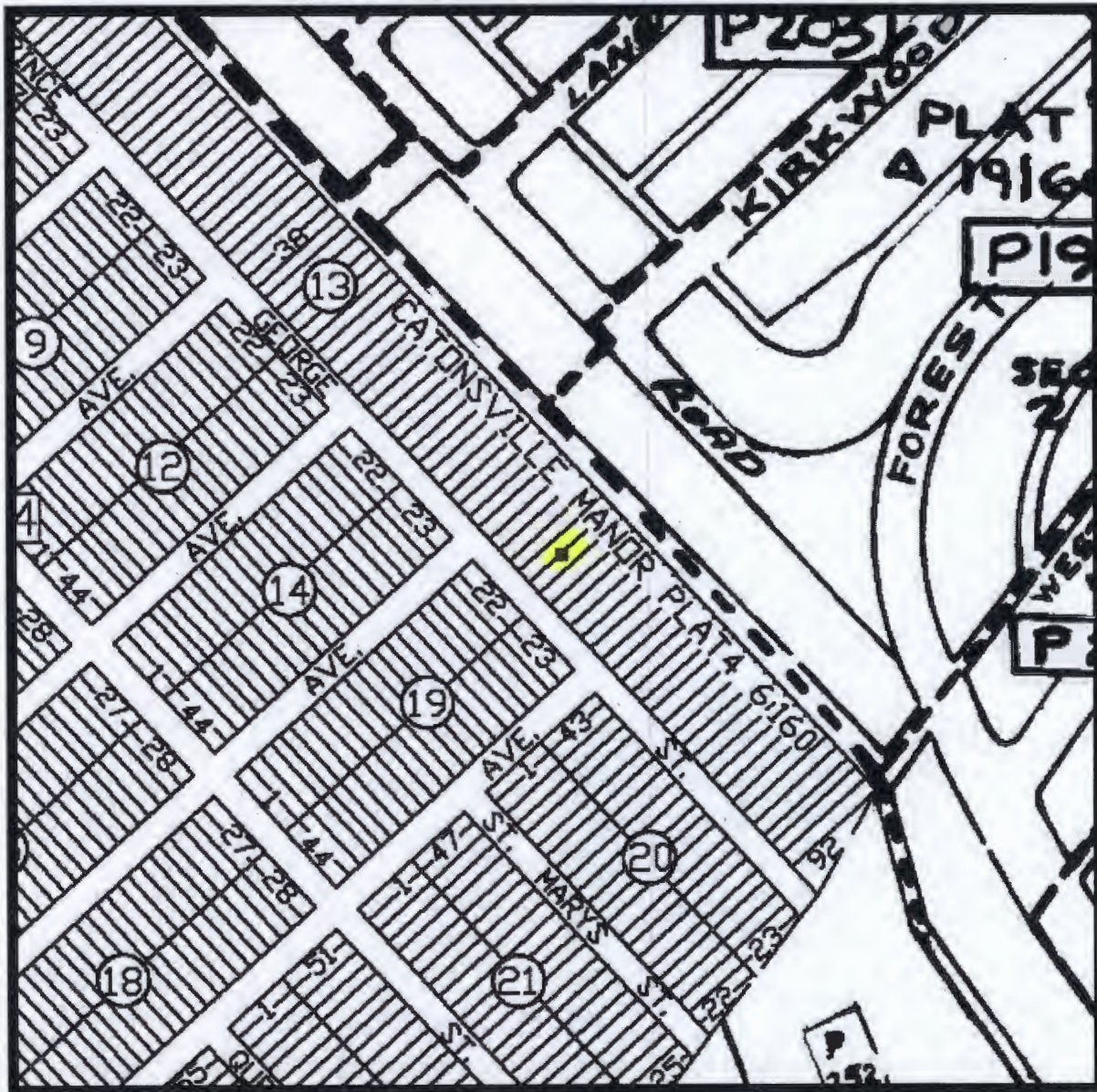




**Maryland Department of Assessments  
and Taxation  
BALTIMORE COUNTY  
Real Property Data Search**

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

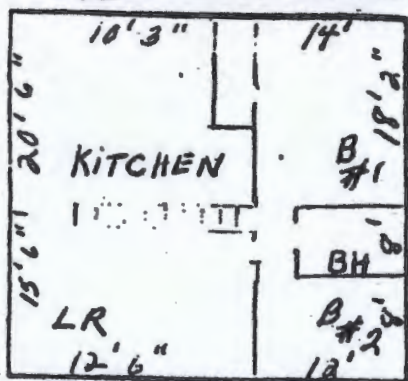
**District - 01 Account Number - 0111150520**



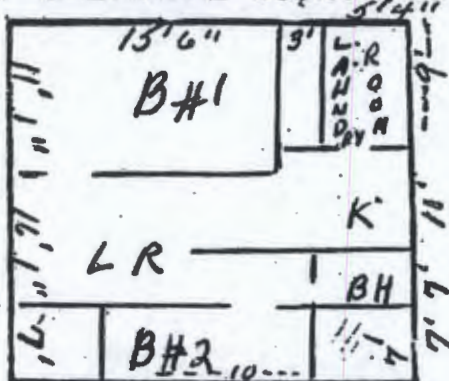
Property maps provided courtesy of the Maryland Department of Planning ©2008.  
For more information on electronic mapping applications, visit the Maryland Department  
of Planning web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)



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



FIRST FLOOR-APT.#1

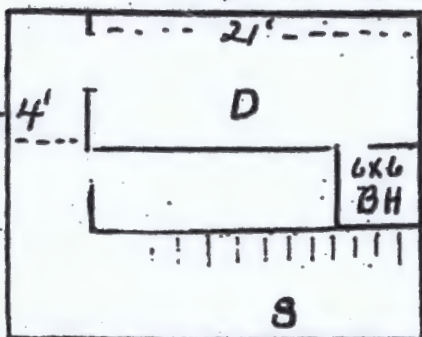


SECOND FLOOR APT.#2



THIRD FLOOR

APT #1  
HAS BASEMENT  
AND  
FIRST  
FLOOR



BASEMENT-APT#1



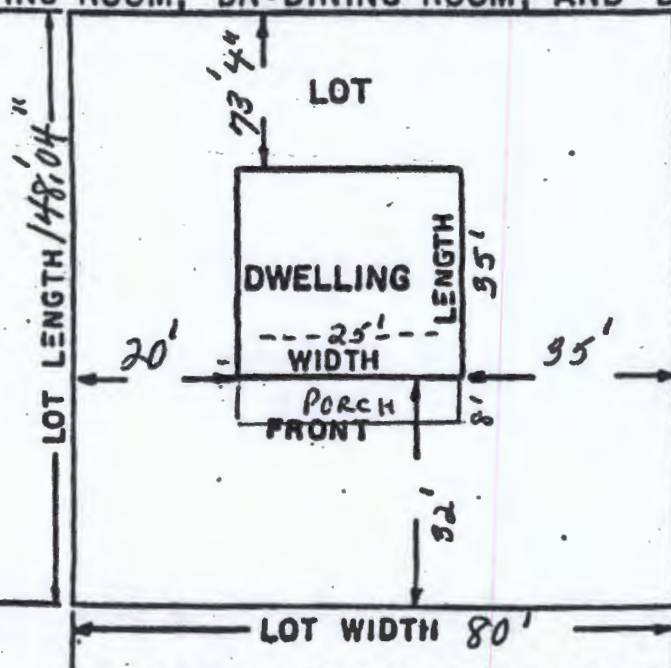
ATTIC

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

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

148.04  
x 80

11,843.20 sq.ft.



SHOW NORTH ARRO  
IN CIRCLE.



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

NAME AND  
DISTANCE TO  
NEAREST INTER-  
SECTING ROAD

GREGORY,  
60'  
NAME AND  
DISTANCE TO NEAREST  
INTERSECTING ROAD

ADDRESS: 5622 PRINCE GEORGE ST.  
NAME OF STREET FRONTING PROPERTY

(IF A CORNER LOT NAME SIDE STREET)

OWNERS  
SIGNATURE

2010-0062-SPH

2010-0062-SPH

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

08/20/2009

LOCATION INFORMATION

DISTRICT: 01 ACCT NO: 0111150520  
NAME: ALARK ROBERT M, SR

USE: RESIDENTIAL

PREMISES ADDRESS  
5622 PRINCE GEORGE ST

LEGAL DESCRIPTION  
LT 65-68  
5622 PRINCE GEORGE ST  
CATONSVILLE MANOR

| MAP | GRID | PARCEL | SUBDIV | SECT | BLOCK | LOT | ASSESSMENT | AREA | PLAT NO : |        |
|-----|------|--------|--------|------|-------|-----|------------|------|-----------|--------|
| 95  | 14   | 224    |        |      | 13    | 65  | 1          |      |           | 4      |
|     |      |        |        |      |       |     |            |      | PLAT REF: | 6/ 160 |

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA  
YEAR BUILT ENCLOSED AREA  
1938 1,584 SF

PROPERTY LAND AREA  
11,600.00 SF

COUNTY  
USE  
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO  
<F6> SELECT NEXT PROPERTY

2010-0062-SPH





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

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

**Account Identifier:** District - 01 Account Number - 1900011442

**Owner Information**

**Owner Name:** BROWN MICHAEL A **Use:** RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 320 BONNIE MEADOW CIR **Deed Reference:** 1) /25305/ 381  
 REISTERSTOWN MD 21136-6221 2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
 5620 PRINCE GEORGE ST LTS 69-70-71-72  
 BALTIMORE 21207-4759 5620 PRINCE GEORGE ST  
 CATONSVILLE MANOR

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  | 4      |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 95  | 14   | 224    |              |             |         | 13    | 69  | 1               | Plat Ref: | 6/ 160 |

**Special Tax Areas** **Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1984                    | 1,052 SF      | 11,680.00 SF       | 04         |

| Stories | Basement | Type        | Exterior |
|---------|----------|-------------|----------|
| SPFOY   |          | SPLIT FOYER | SIDING   |

**Value Information**

|                    | Base Value | Value      | Phase-in Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As Of      | As Of                | As Of      |
|                    |            | 01/01/2007 | 07/01/2009           | 07/01/2010 |
| Land               | 91,420     | 91,420     |                      |            |
| Improvements:      | 179,580    | 179,580    |                      |            |
| <b>Total:</b>      | 271,000    | 271,000    | 271,000              | NOT AVAIL  |
| Preferential Land: | 0          | 0          | 0                    | NOT AVAIL  |

**Transfer Information**

| Seller:                    | Date:              | Price:    |
|----------------------------|--------------------|-----------|
| BROWN MICHAEL A            | 03/06/2007         | \$0       |
| Type: NOT ARMS-LENGTH      | Deed1: /25305/ 381 | Deed2:    |
| SIMMS LEONARD C            | 08/30/1999         | \$124,900 |
| Type: IMPROVED ARMS-LENGTH | Deed1: /13992/ 203 | Deed2:    |
| CHASE EDMUND R             | 10/25/1984         | \$69,900  |
| Type: IMPROVED ARMS-LENGTH | Deed1: / 6809/ 575 | Deed2:    |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 \* NONE \*

2010-0062-SP4



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

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

**Account Identifier:** District - 01 Account Number - 0111150520

**Owner Information**

**Owner Name:** ALARK ROBERT M,SR **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 5622 PRINCE GEORGE ST **Deed Reference:** 1) /11630/ 406  
 2)

**Location & Structure Information**

**Premises Address** 5622 PRINCE GEORGE ST **Legal Description**  
 LT 65-68  
 5622 PRINCE GEORGE ST  
 CATONSVILLE MANOR

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  | 4      |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 95  | 14   | 224    |              |             |         | 13    | 65  | 1               | Plat Ref: | 6/ 160 |

**Special Tax Areas** **Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1938                    | 1,584 SF      | 11,600.00 SF       | 04         |

| Stories | Basement | Type          | Exterior |
|---------|----------|---------------|----------|
| 1 1/2   | YES      | STANDARD UNIT | SIDING   |

**Value Information**

|                    | Base Value | Value As Of 01/01/2007 | Phase-In Assessments As Of 07/01/2009 | As Of 07/01/2010 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land               | 91,400     | 91,400                 |                                       |                  |
| Improvements:      | 141,240    | 141,240                |                                       |                  |
| <b>Total:</b>      | 232,640    | 232,640                | 232,640                               | NOT AVAIL        |
| Preferential Land: | 0          | 0                      | 0                                     | NOT AVAIL        |

**Transfer Information**

|                                                  |                           |                         |
|--------------------------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> MCNANEY JOHN B MCNANEY PATRICIA H | <b>Date:</b> 06/10/1996   | <b>Price:</b> \$119,900 |
| <b>Type:</b> IMPROVED ARMS-LENGTH                | <b>Deed1:</b> /11630/ 406 | <b>Deed2:</b>           |
| <b>Seller:</b> MCNANEY STEPHEN S MCNANEY JOHN B  | <b>Date:</b> 12/07/1992   | <b>Price:</b> \$1       |
| <b>Type:</b> NOT ARMS-LENGTH                     | <b>Deed1:</b> / 9493/ 441 | <b>Deed2:</b>           |
| <b>Seller:</b> MCNANEY STEPHEN S                 | <b>Date:</b> 07/06/1992   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH                     | <b>Deed1:</b> / 9264/ 730 | <b>Deed2:</b>           |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 \* NONE \*

2010-0062-SPH





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

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

**Account Identifier:** District - 01 **Account Number -** 0113206420

**Owner Information**

|                         |                                                  |                             |                      |
|-------------------------|--------------------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | EMELIKE KINGSLEY C<br>EMELIKE CHIKA C            | <b>Use:</b>                 | RESIDENTIAL          |
| <b>Mailing Address:</b> | 5624 PRINCE GEORGE ST<br>BALTIMORE MD 21207-4759 | <b>Principal Residence:</b> | YES                  |
|                         |                                                  | <b>Deed Reference:</b>      | 1) /21699/ 538<br>2) |

**Location & Structure Information**

|                                                  |                                                                                        |
|--------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Premises Address</b><br>5624 PRINCE GEORGE ST | <b>Legal Description</b><br>LTS 63,64<br>5624 PRINCE GEORGE ST ES<br>CATONSVILLE MANOR |
|--------------------------------------------------|----------------------------------------------------------------------------------------|

|            |             |               |                     |                    |                |              |            |                        |                  |          |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|----------|
| <b>Map</b> | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b>  | <b>4</b> |
| 95         | 14          | 224           |                     |                    |                | 13           | 63         | 1                      | <b>Plat Ref:</b> | 6/ 160   |

**Special Tax Areas**

|                   |  |
|-------------------|--|
| <b>Town</b>       |  |
| <b>Ad Valorem</b> |  |
| <b>Tax Class</b>  |  |

|                                        |                                |                                          |                                  |
|----------------------------------------|--------------------------------|------------------------------------------|----------------------------------|
| <b>Primary Structure Built</b><br>1958 | <b>Enclosed Area</b><br>864 SF | <b>Property Land Area</b><br>5,760.00 SF | <b>County Use</b><br>04          |
| <b>Stories</b><br>1                    | <b>Basement</b><br>YES         | <b>Type</b><br>STANDARD UNIT             | <b>Exterior Siding</b><br>SIDING |

**Value Information**

|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-In Assessments</b> |              |
|---------------------------|-------------------|--------------|-----------------------------|--------------|
|                           |                   | <b>As Of</b> | <b>As Of</b>                | <b>As Of</b> |
|                           |                   | 01/01/2007   | 07/01/2009                  | 07/01/2010   |
| <b>Land</b>               | 89,760            | 89,760       |                             |              |
| <b>Improvements:</b>      | 93,150            | 93,150       |                             |              |
| <b>Total:</b>             | 182,910           | 182,910      | 182,910                     | NOT AVAIL    |
| <b>Preferential Land:</b> | 0                 | 0            | 0                           | NOT AVAIL    |

**Transfer Information**

|                                   |                           |                         |
|-----------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> MCWHORTER LASHALL  | <b>Date:</b> 04/12/2005   | <b>Price:</b> \$152,200 |
| <b>Type:</b> NOT ARMS-LENGTH      | <b>Deed1:</b> /21699/ 538 | <b>Deed2:</b>           |
| <b>Seller:</b> MATASTASIO BARBARA | <b>Date:</b> 07/13/1998   | <b>Price:</b> \$79,500  |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /13007/ 308 | <b>Deed2:</b>           |
| <b>Seller:</b> MATASTASIO PIETRO  | <b>Date:</b> 11/16/1993   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH      | <b>Deed1:</b> /10144/ 291 | <b>Deed2:</b>           |

**Exemption Information**

|                                   |              |            |            |
|-----------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments</b> | <b>Class</b> | 07/01/2009 | 07/01/2010 |
| <b>County</b>                     | 000          | 0          | 0          |
| <b>State</b>                      | 000          | 0          | 0          |
| <b>Municipal</b>                  | 000          | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 \* NONE \*

2010-0062-SPH

**Robert M. Alark**  
**5622 Prince George Street**  
**Gwynn Oak, Maryland 21207**  
**(410)-744-3630**

Mr. Timothy Kotroco  
Director of Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

*Kristen*  
OK - to postpone 2 weeks back  
Mr. Alark will have to  
pay for sign posting.  
per  
Tim

10/7/09

Dear Mr. Kotroco,

I am requesting a continuance for Case #2010-0062-SPH.

I will be available on 11/16/09 through 11/20/09.

Thank you kindly for your consideration, and anticipated understanding in this matter.

Sincerely,

*Robert M. Alark*

Robert M. Alark

RMA

*P.S. My Tenants are on vacation  
that week. Thank you.*



**DIVISION OF CODE INSPECTIONS AND ENFORCEMENT**

**ACTIVE VIOLATION CASE DOCUMENTS**

2010-0062-SPH

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: September 10, 2009

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

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2010-0062-SPH  
Legal Owner/Petitioner: Harris, Dawn  
Contract Purchaser: N/A  
Property Address: 5622 Prince George St.  
Location Description: N/side of George St., 120' E/Centerline  
of Gregory St.

VIIOLATION INFORMATION: Case No. CO0056395  
Defendants: Graves, Gretchen

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:

| NAME | ADDRESS |
|------|---------|
|------|---------|

Gretchen Graves

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:

- |                          |     |                                                                                                                                   |
|--------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------|
| X                        | 1.  | Complaint letter/memo/email/fax (if applicable)                                                                                   |
| X                        | 2.  | Complaint Intake Form/Code Enforcement Officer's report and notes                                                                 |
| X                        | 3.  | State Tax Assessment printout                                                                                                     |
| <input type="checkbox"/> | 4.  | State Tax Parcel Map (if applicable)                                                                                              |
| <input type="checkbox"/> | 5.  | MVA Registration printout (if applicable)                                                                                         |
| <input type="checkbox"/> | 6.  | Deed (if applicable)                                                                                                              |
| <input type="checkbox"/> | 7.  | Lease-Residential or Commercial (if applicable)                                                                                   |
| <input type="checkbox"/> | 8.  | Photographs including dates taken                                                                                                 |
| X                        | 9.  | Correction Notice/Code Violation Notice                                                                                           |
| <input type="checkbox"/> | 10. | Citation and Proof of Service (if applicable)                                                                                     |
| <input type="checkbox"/> | 11. | Certified Mail Receipt (if applicable)                                                                                            |
| <input type="checkbox"/> | 12. | Final Order of the Code Official/Hearing Officer (if applicable)                                                                  |
| <input type="checkbox"/> | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)                                                     |
| <input type="checkbox"/> | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/gk  
C: Code Enforcement Officer



CONDITIONAL USE PERMIT  
FOR  
TWO APARTMENTS

FA 0173523

#9  
BRIAN  
AFF-  
0A96  
754

This use permit for two apartments at 5622 PRINCE GEORGE ST.  
(address) CATONSVILLE, MD. 21207

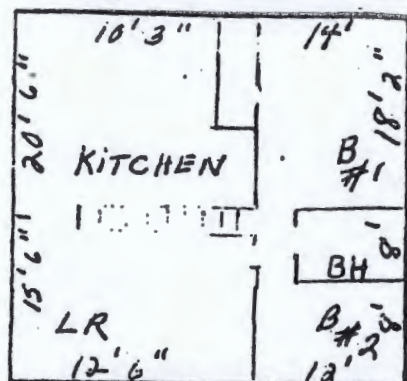
is issued entirely upon the basis of the herein affidavit, including the dates of original use and continuous use sworn to therein. The responsibility for the accuracy of said dates and uses is entirely that of the legal owner and/or agent thereof. In the event that the accuracy is challenged, our approval is automatically withdrawn; the use permit will be reinstated only after public hearing and submission of testimony that alleviates the allegations contained in the challenge and otherwise provides the proofs necessary to establish a legal non-conforming use for the number of apartments claimed. Knowingly falsifying the affidavit information on the reverse side of this permit is subject to the penalties of perjury.

DATE: 11-13-95

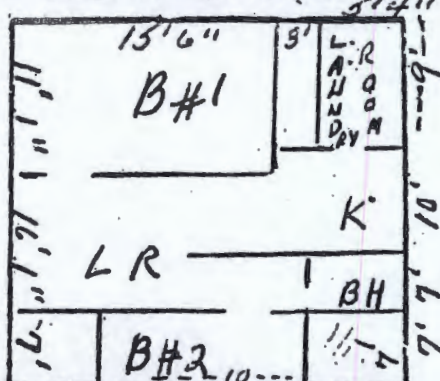
APPROVED BY:

[Signature]  
DIRECTOR, DEPARTMENT OF PERMITS  
AND DEVELOPMENT MANAGEMENT

5408



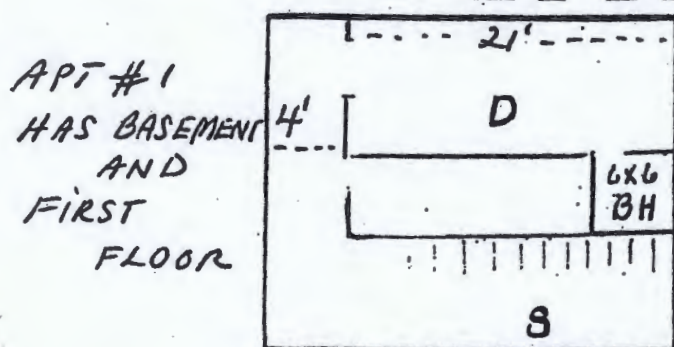
FIRST FLOOR - APT. #1



SECOND FLOOR APT. #2



### THIRD FLOOR



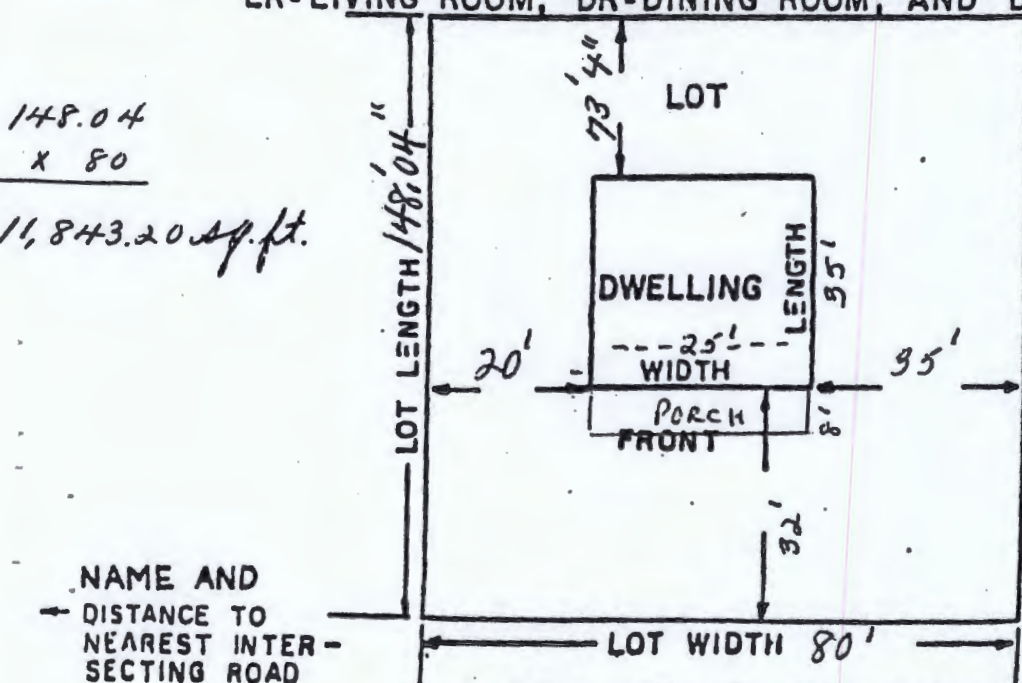
**BASEMENT-APT#1**



**ATTIC**

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

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



SHOW NORTH ARROW  
IN CIRCLE.



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

GREGORY  
GO'

NAME AND  
-DISTANCE TO NEAREST-  
INTERSECTING ROAD/

ADDRESS: 5622 PRINCE GEORGE ST.  
NAME OF STREET FRONTING PROPERTY Patricia A. McNamee  
(IF A CORNER LOT NAME SIDE STREET) OWNERS ↑  
SIGNATURE



18. PAYMENT TERMS: The payment of the purchase price shall be made by Buyer as follows:

(a) An initial deposit by way of Check in the amount of One Thousand Dollars (\$ 1,000.00) at the time of acceptance of this Contract.

(b) An additional deposit by way of NA Dollars (\$ NA) to be paid within NA days from the date of execution of this Contract by all parties, and

(c) The purchase price less any and all deposits shall be paid in full by Buyer in cash, wired funds, bank check or by certified check at settlement.

(d) All deposits will be held in escrow by: O'Connor, Piper & Flynn

19. FINANCING: This Contract is contingent upon buyer obtaining a written commitment for a loan secured by the Property as follows:

CHECK ☐ No Financing Contingency

☒ Attached FHA Financing Addendum

☐ Attached VA Financing Addendum

☐ Attached Assumption Addendum

☐ Attached Owner Financing Addendum

☐ Conventional Loan Assumption

☐ Wrap Around Mortgage

☐ Gift of Funds

☐ Conventional Loan as follows:

Loan Amount \$ \_\_\_\_\_

Term of Note FHA Years

Amortization \_\_\_\_\_ Years

Interest Rate \_\_\_\_\_ %

Loan Program \_\_\_\_\_

20. FINANCING APPLICATION AND COMMITMENT: Buyer expressly agrees to make written application for the financing as herein described within ten (10) days from the date of this Contract. If such written financing commitment is not obtained by Buyer, or for Buyer by Seller, at Seller's option, within Fifty (50) days from the date of this Contract, this Contract of Sale shall be null and void and of no further legal effect, and all deposits hereunder shall be disbursed in accordance with the terms of this Contract. If Buyer has complied with all of Buyer's obligations under this Contract, including those with respect to applying for financing and seeking to obtain financing, including resubmission and appeal when necessary, then the release of deposit agreement shall provide that all monies on deposit shall be returned to Buyer.

21. DEPOSIT: Buyer hereby authorizes and directs the Broker if specified in Paragraph 18-d of this Contract to hold the initial deposit instrument without negotiation or deposit until the parties have executed and accepted this Contract. Upon acceptance, the initial deposit shall be expeditiously placed in escrow as provided below. If Seller does not execute and accept this Contract, the initial deposit instrument shall be promptly returned to the Buyer. If the Seller and the Buyer do not instruct the Broker otherwise, deposits of \$5,000 or more shall be placed, at the sole discretion of the Broker, in a non-interest bearing account or an interest bearing account that pays all interest to the Maryland Housing Resource Corporation. If the Seller and the Buyer do not instruct otherwise, deposit money of less than \$5,000 shall be placed in an interest bearing account that pays all interest to the Maryland Housing Resource Corporation. Broker may charge a fee for establishing an interest bearing account. The Seller and the Buyer instruct the Broker to place all deposit monies in:

☐ An interest bearing account, with interest payable to the Maryland Housing Resource Corporation; interest may be taxable to the buyer.

☒ A Non-interest bearing account.

☐ An interest bearing account, the interest on which, in absence of default by the Buyer, shall accrue to the benefit of the Buyer. The deposit shall be disbursed by the Broker at settlement. Otherwise the deposit shall be disbursed in accordance with a properly executed release of deposit agreement by Buyer and Seller.

22. CONVENTIONAL LOAN LENDER FEE/CHARGES: Buyer agrees to pay to the Lender loan origination/loan discount fees of 1 % of the Loan Amount and Seller agrees to pay loan origination/loan discount fees of 2 % of the Loan Amount. Buyer shall receive the benefit of any reduction in said fees. All loan insurance premiums as required by Lender shall be paid by Buyer. If the existing loan is to be transferred to/assumed by Buyer Buyer agrees to pay all fees and charges required by Lender.

23. INCLUSIONS/EXCLUSIONS: Included in the purchase price are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, item shall be considered excluded):

INCLUDED

YES NO

☒ Stove or Range 2

☐ Cooktop

☐ Wall Oven(s) # \_\_\_\_\_

☒ Refrigerator(s) # 2

☐ w/ice maker

☐ Built-in Microwave

☐ Trash Compactor

☒ Exist. W/W Carpet

☐ Disposal

☐ Exhaust Fan(s)

INCLUDED

YES NO

☒ Dishwasher X1

☐ Freezer

☐ Window Fan(s) # \_\_\_\_\_

☐ Fireplace Screen/Doors

☐ Pool, Equip. & Cover

☐ Hot Tub, Equip. & Cover

☒ Screens

☒ Storm Windows Replacement

☒ Storm Doors

☒ Window A/C Unit(s) 2

INCLUDED

YES NO

☐ Ceiling Fan(s) # \_\_\_\_\_

☒ Clothes Washer 2

☒ Clothes Dryer 2

☐ Furnace Humidifier

☐ Electronic Air Filter

☐ Water Filter

☐ Water Softener

☐ Drapery/Curtains

☐ Drapery/Curtain Rods

☒ Shades/Blinds 2

INCLUDED

YES NO

☐ Alarm System

☐ Intercom

☐ Storage Shed(s) # \_\_\_\_\_

☐ Garage Opener(s) # \_\_\_\_\_

☐ w/remote(s) # \_\_\_\_\_

☐ Playgrnd. Equipment

☐ Wood Stove

☐ T.V. Antenna

☐ Satellite Dish

☐ Central Vacuum

ADDITIONAL INCLUSIONS (SPECIFY):

Sellers to provide letter of non-conforming  
use a 2 unit dwelling and provide deed for buyer review  
Sellers to give buyer 10 days to review within 10 days.

ADDITIONAL EXCLUSIONS (SPECIFY):



LS# (BC)224527 --- A c t i v e --- -1- Residential  
22. PRINCE GEORGE Zip: 21207 Map: BC33F12 List: \$119,900  
TONS MANOR Gr. Cap: \$0 Ground Rent: \$0

-----  
sc. :Traditional 2 Levels Detached 4 Bedrooms 3/0 Baths  
:Age: Unknown Vinyl Siding Asph Sh Roof  
-----  
oms :LR: 16x11/2 KT: 10x11/2 FA: 17x10/0  
:MB: 11x15/2 B2: 10x10/2 B3: 18x12/1 B4: 12x10/1  
:LR 16x12/1 KIT 26x10/1  
oor :Formal LRoom Formal Dr Eat In Kitch Cntry Kitch  
opl. :Elec Range Refrigerator Washer Elect Dryer Dishwasher  
ment. :Part Wd Flrs No Wax Kitch WW Carpet Lgt Fixtures InHouse Apt  
:Incl 1+ Apt  
vr Lvl :F/Part Imprv Full Bath  
eat :Fuel-Oil Heat-Hw Rad Rplc Wndws  
-----  
ite :Deck Inside Lot Tree Studded Part Fenced Level Lot  
:Landscaped  
ot :80X80X144X146  
ils. :Public Water Public Sewer 220v Service  
-----  
eed :Lib: 9493 Fol: 442  
nn.Fees:TX: \$1,447 Heat: \$780  
inance :ALLIANCE  
-----  
how :Call Office  
ote :Sign Posted  
-----

ir. :INGLESIDE AVE TO E ON PRINCE GEORGE  
emarks :EXPERTLY RENOVATED 2 UNIT HOME ON DOUBLE LOT IN QUIET  
:COUNTRYLIKE SETTING.separate ENTRIES & METERS, TWO GORGEOUS  
:MODERN KITCHENS, 3 FULL BATHS, GENEROUS ROOM SIZES, 2-LEVEL  
:DECK OVERLOOKING DELIGHTFUL YARD PLUS COVERED FRONT PORCH.  
:(DA)

V) Seller Incentive:

U: N BB: Y BB1: 3. SU: Y SU1: 3.  
A: James Acton PH: (410)465-1216 CO: TL: ER  
#: 6923 O'Connor, Piper & Flynn PH: (410)461-7600 MLS# (BC)224527

All information is deemed reliable but not guaranteed by the Broker or MARIT  
- Copyright (C) 1996 By Mid-Atlantic Real Estate Information Technologies --  
===== Run Date: 02/21/96 =====



DATE: 04/17/2009

## STANDARD ASSESSMENT INQUIRY (2)

TIME: 11:04:59

| PROPERTY NO. | DIST | GROUP    | CLASS | OCC.     | HISTORIC | DEL             | LOAD DATE   |
|--------------|------|----------|-------|----------|----------|-----------------|-------------|
| 01 11 150520 | 01   | 1-0      | 04-00 | H        | NO       |                 | 03/03/09    |
| LOT....      | 65   | BOOK.... | 0006  | MAP..... | 0095     | LOT WIDTH.....  | 80.00       |
| BLOCK..      | 13   | FOLIO... | 0160  | GRID.... | 0014     | LOT DEPTH.....  | .00         |
| SECTION..    |      |          |       | PARCEL.. | 0224     | LAND AREA..     | 11600.000 S |
| PLAT..       | 4    |          |       |          |          | YEAR BUILT..... | 38          |

## -----TRANSFER DATA-----

NUMBER..... 094939  
 DATE..... 06/10/96  
 PURCHASE PRICE..... 119,900  
 GROUND RENT..... 0  
 DEED REF LIBER..... 11630  
 DEED REF FOLIO..... 0406  
 CONVEYED IND..... 1  
 TOT-PART TRAN IND..... T  
 GRANTOR ACCT NO.. 01-11-150520

| CRITICAL   | NEW CONST | CARD  |
|------------|-----------|-------|
| AREAS CODE | YEAR      | NO    |
|            |           | 14561 |

## -----EXEMPT DATA-----

STATUS.....  
 CLASS CODE..... 000  
 STATE EXEMPT CODE..... 000  
 COUNTY EXEMPT CODE..... 000  
 CURR STATE EX ASMT.... 0  
 PRIOR STATE EX ASMT... 0  
 CURR COUNTY EX ASMT... 0  
 PRIOR COUNTY EX ASMT.. 0

## -----STRUCTURE-----

| CODE | SQ. FEET |
|------|----------|
|      | 1584     |

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

DATE: 04/17/2009

## STANDARD ASSESSMENT INQUIRY (3)

TIME: 11:05:04

| PROPERTY NO. | DIST | GROUP | CLASS | OCC. | HISTORIC | DEL | LOAD DATE |
|--------------|------|-------|-------|------|----------|-----|-----------|
| 01 11 150520 | 01   | 1-0   | 04-00 | H    | NO       |     | 03/03/09  |

-----STATE-----

REC CREATE DATE.. 10/23/92

GEO CODE N/A LAND-USE

80 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 08/23/08

LAST FM TYPE..... Z

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 03/03/09

PRIOR LOAD DATE.. 01/05/09

## STATE TAXABLE ASSESS

ASSESS: 232,640

ASSESS: 198,720

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



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 **DI 01**

|                                                   |                                        |                                 |
|---------------------------------------------------|----------------------------------------|---------------------------------|
| CASE NUMBER<br><b>CO 0056395</b>                  | PROPERTY TAX ID<br><b>01 11 150520</b> | DATE ISSUED<br><b>2 119 109</b> |
| NAME(S):<br><b>ALARK, ROBERT M, SR</b>            |                                        |                                 |
| MAILING ADDRESS<br><b>5622 PRINCE GEORGE ST</b>   |                                        |                                 |
| CITY<br><b>BALTO</b>                              | STATE<br><b>MD</b>                     | ZIP CODE<br><b>21207</b>        |
| VIOLATION ADDRESS<br><b>5622 PRINCE GEORGE ST</b> |                                        |                                 |
| CITY<br><b>BALTIMORE</b>                          | STATE<br><b>MARYLAND</b>               | 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  
☒ 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)(ii): Board & secure. Material to match building color of structure

OTHER VIOLATIONS OR REMARKS: **BALTIMORE COUNTY BUILDING CODE**  
**OBTAIN REQUIRED BUILDING, ELECTRICAL AND PLUMBING**  
**PERMITS FOR ALTERATIONS/ADDITIONS. ALSO SUPPLY CONSTRUCTION**  
**DOCUMENTS PREPARED BY A REGISTERED DESIGN PROFESSIONAL**  
**AND A VARIANCE PETITION FOR A SINGLE FAMILY DWELLING**  
**CONVERSION INTO TWO APARTMENTS WITH A FRONT LOT**  
**WIDTH LESS THAN THE REQUIRED 80 FEET.**

☒ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☐ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **3 19 09** INSPECTOR NAME: **GRANT KIDD**  
PRINT NAME (Rev 9/05)  
AGENCY

DATE: 04/17/2009

## STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:04:42

|              |      |       |       |      |          |     |           |
|--------------|------|-------|-------|------|----------|-----|-----------|
| PROPERTY NO. | DIST | GROUP | CLASS | OCC. | HISTORIC | DEL | LOAD DATE |
| 01 11 150520 | 01   | 1-0   | 04-00 | H    | NO       |     | 03/03/09  |

ALARK ROBERT M,SR

DESC-1.. IMPSLT 65-68

DESC-2.. CATONSVILLE MANOR

5622 PRINCE GEORGE ST

PREMISE. 05622 PRINCE GEORGE ST

00000-0000

BALTIMORE

MD 21207-0000 FORMER OWNER: MCNANEY JOHN B MCNANEY PA

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

|       | PRIOR   | PROPOSED |         | CURR    | CURR    | PRIOR   |
|-------|---------|----------|---------|---------|---------|---------|
|       |         |          |         | FCV     | ASSESS  | ASSESS  |
| LAND: | 36,400  | 91,400   |         |         |         |         |
| IMPV: | 94,480  | 141,240  | TOTAL.. | 232,640 | 232,640 | 198,720 |
| TOTL: | 130,880 | 232,640  | PREF... | 0       | 0       | 0       |
| PREF: | 0       | 0        | CURT... | 232,640 | 232,640 | 198,720 |
| CURT: | 130,880 | 232,640  | EXEMPT. |         | 0       | 0       |
| DATE: | 01/03   | 09/06    |         |         |         |         |

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

ASSESS: 232,640 08/23/08

ASSESS: 198,720

ASSESS: 0

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



## UPDATE / MESSAGE FORM

Date: 6/12/09

Inspector: B. Kioo

Case #: 0056395

Address: 5622 PRINCE GEORGE ST

Comments: 6/11/09 - CHECKED WITH ZONING, I SPOKE  
TO CALL RICHARDS ABOUT THIS CASE. MR. ALANK (OWNER)  
HAD A SEALED APPROVED SITE PLAN FROM SURVEYOR.  
THE LOT MEETS ALL DIMENSIONS ON D.C.Z.A.  
CONVERSION TABLE & ZONING MAP WHICH STATES  
D.R.S.S. I SPOKE TO OWNER ON THE PHONE  
ABOUT CASE. I WILL SEE BRIAN FROM MOXLEY'S OFFICE  
AND GIVE HIM COPIES OF CASE. NO CAUSE FOR  
FURTHER ACTION AS OF THIS DATE. 6/11/09 CASE CLOSED

M. Kioo

Entered into AS400 11

**CONVERSION OF ONE-FAMILY DWELLINGS  
MINIMUM DIMENSIONS**

| Zone     | Width of Lot in Feet at Front Building Line |                            |                | Lot Area In Square Feet              |                  | Side Yards (feet)  |                    |
|----------|---------------------------------------------|----------------------------|----------------|--------------------------------------|------------------|--------------------|--------------------|
|          | Duplex <sup>1</sup>                         | Semi-Detached <sup>1</sup> | Each Add. Fam. | Two Families                         | Each Add. Family | Min. For One       | Sum of Both        |
| D.R.1    | 175                                         | 175                        | 25             | 50,000                               | 10,000           | Int. 25<br>Cor. 50 | Int. 60<br>Cor. 75 |
| D.R.2    | 125                                         | 125                        | 25             | 25,000                               | 7,500            | Int. 20<br>Cor. 35 | Int. 50<br>Cor. 60 |
| D.R.3.5  | 90                                          | 100                        | 15             | 12,500                               | 4,000            | Int. 20<br>Cor. 30 | Int. 40<br>Cor. 50 |
| D.R.5.5  | 80                                          | 90                         | 15             | 10,000                               | 3,000            | Int. 15<br>Cor. 25 | Int. 35<br>Cor. 40 |
| D.R.10.5 | 70                                          | 80                         | 10             | Interior<br>8,050<br>Corner<br>9,200 | 2,500            | Int. 15<br>Cor. 25 | Int. 30<br>Cor. 40 |
| D.R.16   | 70                                          | 80                         | 10             | Interior<br>8,050<br>Corner<br>9,200 | 2,500            | Int. 15<br>Cor. 25 | Int. 30<br>Cor. 40 |

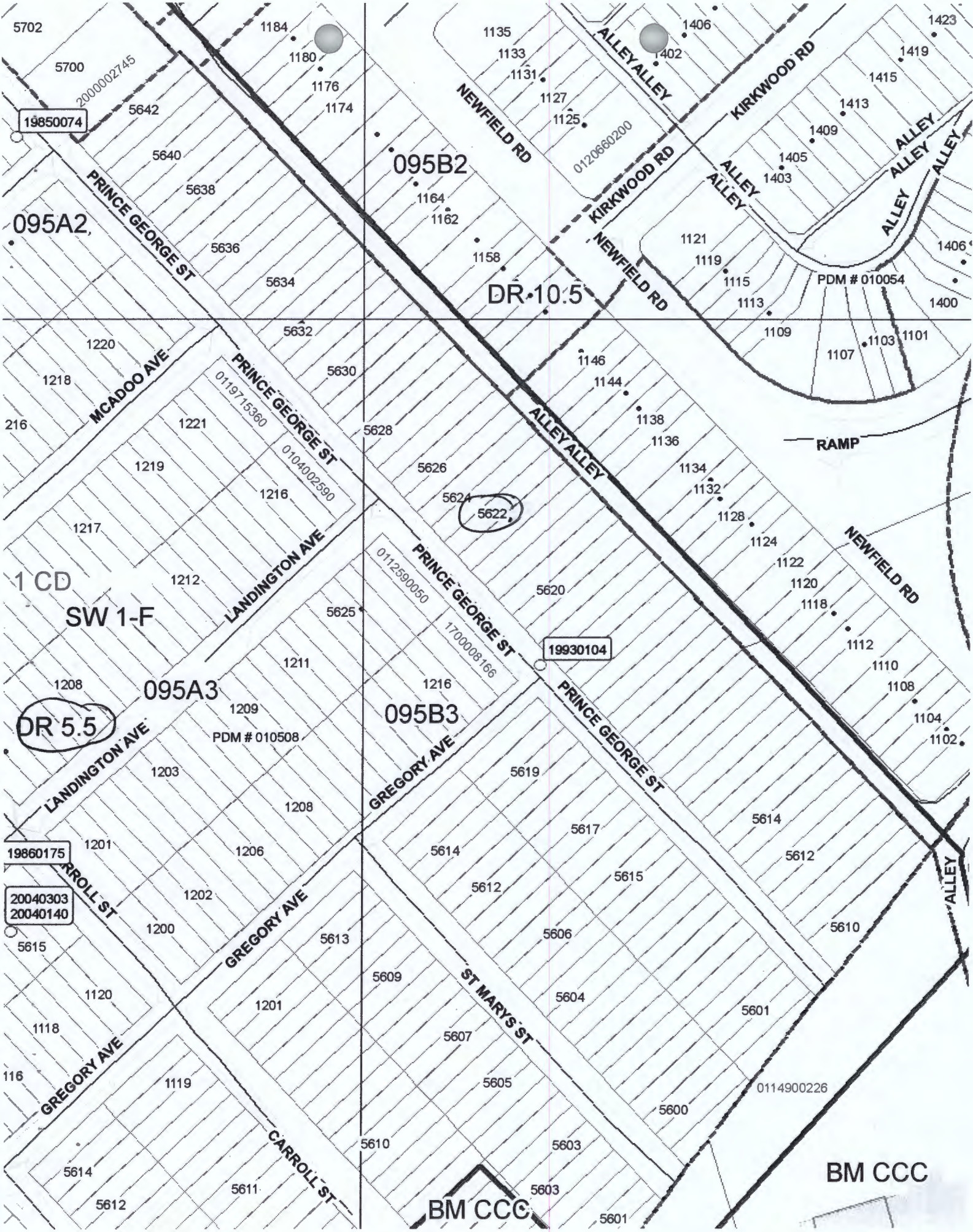
**NOTES:**

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."





BM CCC

BM CCC





# Permits & Development Management Complaint Report

Report Criteria:  
Complaint Record ID: CO0056395

| Record ID | AS/400 Case | Assigned To | Assigned Date | Received By | Received Date | Status | Hearing Date | ADC Grid |
|-----------|-------------|-------------|---------------|-------------|---------------|--------|--------------|----------|
| CO0056395 |             | Grant Kidd  | 03/23/2009    | Grant Kidd  | 02/18/2009    | Closed |              | 33F12    |

Complaint Description: ILLEGAL CONVERSION OF TENANTS FROM SINGLE FAMILY DWELLING TO MULTI-USE OF RESIDENCE

| Facility:                                                                    | Owner:                                                           | Complainant:                                   |
|------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------|
| FA0173523<br>PDM 0111150520<br>5622 PRINCE GEORGE ST<br>GWYNN OAK, MD, 21207 | ALARK ROBERT M,SR<br>5622 PRINCE GEORGE ST<br>BALTIMORE MD 21207 | COUNCILMAN'S OFFICE<br>FREDERICK RD (MOXLEYS ) |

Daily Activity Details - No Data  
Violation Details - No Data

## Comment Details

| Type                 | Date       | Comments                                                                                                                                                                                                                                                                                                                                               |
|----------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING INSPECTIONS | 02/20/2009 | INSPECTION 2/19/09<br><br>February 20, 2009 09:01 AM - NSHELTON<br><br>VISITED SITE. ISSUED CORR. NOTICE FOR ILLEGAL CONVERSION OF TENANTS. POSTED COPY AT SITE. NO ONE WAS HOME. VISITED COUNCILMAN MOXLEY'S OFFICE. SPOKE TO BRIAN, GAVE COPY OF NOTICE. P/U 3/18/09 G.KIDD/NS***                                                                    |
| BUILDING INSPECTIONS | 03/23/2009 | INSPECTION 3/23/09<br><br>March 23, 2009 01:39 PM - NSHELTON<br><br>HOMEOWNER PROVIDED ALL NECESSARY PAPERWORK FOR TWO APARTMENTS. CONDITIONAL USE PERMIT FOR TWO APARTMENTS WAS APPROVED ON 11/13/95 BY MR.ARNOLD JABLON. VISITED MOXLEY'S OFFICE. GAVE BRIAN COPIES OF ALL PAPERWORK. NO CAUSE FOR ACTION AS OF THIS DATE. CASE CLOSED. G.KIDD/NS*** |

## Lien Information - None

Mileage:

4/21/09 - RE-OPENED CASE, ISSUED CORR. NOTICE FOR A SPECIAL EXEMPT HEARING ON NON-COMFORMING TWO DWELLING UNIT. GAVE A COPY TO BRIAN FROM MOXLEY'S OFFICE. R/C 5/7/09 M.X.L.



#2

**Robert M. Alark  
5622 Prince George Street  
Gwynn Oak, Maryland 21207  
(410) 744-3630**

May 13, 2009

Mr. Timothy Kotroco  
Director of Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Zoning Verification  
5622 Prince George Street  
Gwynn Oak, MD 21207  
Two Apartment Dwelling

Dear Mr. Kotroco,

My name is Robert M. Alark. I own a home at 5622 Prince George Street, Gwynn Oak, Maryland 21207. I purchased the home back in May, 1996. At that time I received a Letter of Conditional Use Permit for a two (2) apartment dwelling. I have used the property as such for the last 14 years with the same tenants (upstairs, I live downstairs). January of this year a neighbor challenged my use of this property. After several visits to the zoning office, and many conversations, it has been determined that my property meets all the requirements of "Conversion Table Section 402 BCZR/DR5.5." Therefore, I am requesting a Zoning Verification Letter for my property at 5622 Prince George Street as a two (2) apartment dwelling.

Thank you for your consideration in this matter.

Sincerely,

Robert M. Alark

RMA

P.S. See copy of plat attached.

**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

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

May 15, 2009

Robert Alark  
5622 Prince George Street  
Baltimore, MD 21207

Re: Zoning Verification-two apartment dwelling; 5622 Prince George Street; tax #0111150520;  
plat book #0006, folio #0160; 1<sup>st</sup> Election District

To Whom It May Concern:

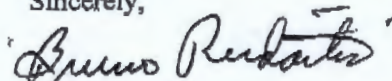
Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

The subject property is currently zoned DR-5.5 (Density Residential-5.5 dwelling units per acre) as shown on the official 2008 Baltimore County zoning map 095B3 (copy enclosed). Uses of the property will be as permitted and restricted by Sections 1B01.1 and 402 of the Baltimore County Zoning Regulations (BCZR). Section 402, BCZR (Conversion of Dwellings) states that a converted dwelling must be located on a lot that will meet the dimensional requirements as follows: in a DR-5.5 zone, a lot must have a width of 80 ft. and a lot area of 10,000 sq. ft. for a two unit duplex dwelling. The County's assessment record states that your lot is comprised of 4 - 20 ft. wide by 145 ft. long lots, which translate into a lot with a width of 80 ft. and 11,600 sq. ft. The required side yard setbacks for a duplex as measured to the closet lot line are 15 ft. for one side and 35 ft. for a sum of both sides. Without a properly scaled location survey, it cannot be determined that the subject property meets the side yard requirements.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

  
Bruno Rudaitis  
Zoning Review

enclosure



**RENTAL HOUSING LICENSE**

Baltimore County  
Department of Permits and Development Management  
County Office Building, Room 101  
111 West Chesapeake Avenue  
Towson, MD 21204

License No.: 09-00980  
Date Issued: 04/14/09  
Expiration Date: 04/14/12 11:36:31

**Name and Address for Mailing:**

ROBERT M ALARK  
  
5622 PRINCE GEORGE ST  
  
GWYNN OAK, MD 21207

**Property Owner Name and Address:**  
(If different than mailing name and address)**Rental Property Information****Rental Property Address:**

5622 PRINCE GEORGE ST  
GWYNN OAK, MD 21207

Number of Dwelling Units: 1  
Property Account: 01-11-150520

**Approval Authority**

In accordance with Baltimore County Code, 2003, Article 35, Title 6, the above property owner is granted permission to rent the dwelling unit(s) described above:

*[Signature]*  
Director, Department of Permits and Development Management

This license is purely governmental in nature, and may not be construed as providing any warranty or representation concerning the condition of the dwelling unit to the tenant or the public.

G. Kidd

#4

#1

6/9/09

ATTN:

Mr. Kidd

On my last visit to the zoning  
office (my 7th) on 5/13/09. I  
met w/ Mr. Murray in the room  
opposite the "111". We talked about  
the complaining neighbor & her 2nd  
challenge w/ Brian at Mr. Motley's  
office (I was prepared w/ my paper  
work) I was told a hearing was not  
needed. Please see my letter and  
the letter from PL, and my license.

Sincerely

Robert Alan

410-744-3630





CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

|                                                   |                                     |                                |
|---------------------------------------------------|-------------------------------------|--------------------------------|
| CASE NUMBER<br><b>C0 0056395</b>                  | PROPERTY TAX ID<br><b>011150520</b> | DATE ISSUED<br><b>4 12 109</b> |
| NAME(S):<br><b>ALARK, ROBERT, M. SR.</b>          |                                     |                                |
| MAILING ADDRESS<br><b>5622 PRINCE GEORGE ST</b>   |                                     |                                |
| CITY<br><b>BALTO</b>                              | STATE<br><b>MD</b>                  | ZIP CODE<br><b>21207</b>       |
| VIOLATION ADDRESS<br><b>5622 PRINCE GEORGE ST</b> |                                     |                                |
| CITY<br><b>BALTIMORE</b>                          | STATE<br><b>MARYLAND</b>            | ZIP CODE<br><b>21207</b>       |

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

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

Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

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

OWNER OCCUPIED HOUSING (B.C.C.)

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

INVESTMENT PROPERTY (B.C.C.)

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

OTHER VIOLATIONS OR REMARKS: **MUST FILE FOR A SPECIAL EXEMPTION HEARING ON NON-COMFORMING TWO DWELLING UNIT.**

☒ 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: **5.2.09** INSPECTOR NAME: **GRANT KIDD**

PRINT NAME (Rev 9/05)

AGENCY

## UPDATE / MESSAGE FORM

Date: 5/2/09

MOXLEY 5X3306

Inspector: B. Kioo

Case #: 0056395

Address: 5622 PRINCE GEORGE ST

Comments: 5/2/09 - SPOKE TO MR. ALANK, HAS

MEETING WITH LONIN IN A COUPLE OF WEEKS TO GO

OVER LONIN PAPERS. LEFT MESSAGE TO COUNCILMAN

MOXLEY'S OFFICE ABOUT RESULTS.

MC6/12/09 M. Hill

Entered into AS400

ul





# Permits & Development Management Complaint Report

**Report Criteria:**

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 5/7/2009 to 5/7/2009

PE Range: BI01 to BI01

| <u>Record ID</u> | <u>AS/400 Case</u> | <u>Assigned To</u> | <u>Assigned Date</u> | <u>Received By</u> | <u>Received Date</u> | <u>Status</u> | <u>Hearing Date</u> | <u>ADC Grid</u> |
|------------------|--------------------|--------------------|----------------------|--------------------|----------------------|---------------|---------------------|-----------------|
| CO0056395        |                    | Grant Kidd         | 05/07/2009           | Grant Kidd         | 02/18/2009           | Open - Normal |                     | 33F12           |

Complaint Description: ILLEGAL CONVERSION OF TENANTS FROM SINGLE FAMILY DWELLING TO MULTI-USE OF RESIDENCE

**Facility:**FA0173523  
PDM 0111150520  
5622 PRINCE GEORGE ST  
GWYNN OAK, MD, 21207**Owner :**ALARK ROBERT M,SR  
5622 PRINCE GEORGE ST  
BALTIMORE MD 21207**Complainant:**COUNCILMAN'S OFFICE  
FREDERICK RD (MOXLEYS) X 33A6  
→

Daily Activity Details - No Data

Violation Details - No Data

**Comment Details**

| Type                 | Date       | Comments                                                                                                                                                                                                                                                                                                                                               |
|----------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING INSPECTIONS | 02/20/2009 | INSPECTION 2/19/09<br><br>February 20, 2009 09:01 AM - NSHELTON<br><br>VISITED SITE. ISSUED CORR. NOTICE FOR ILLEGAL CONVERSION OF TENANTS. POSTED COPY AT SITE. NO ONE WAS HOME. VISITED COUNCILMAN MOXLEY'S OFFICE. SPOKE TO BRIAN, GAVE COPY OF NOTICE. P/U 3/18/09 G.KIDD/NS***                                                                    |
| BUILDING INSPECTIONS | 03/23/2009 | INSPECTION 3/23/09<br><br>March 23, 2009 01:39 PM - NSHELTON<br><br>HOMEOWNER PROVIDED ALL NECESSARY PAPERWORK FOR TWO APARTMENTS. CONDITIONAL USE PERMIT FOR TWO APARTMENTS WAS APPROVED ON 11/13/95 BY MR.ARNOLD JABLON. VISITED MOXLEY'S OFFICE. GAVE BRIAN COPIES OF ALL PAPERWORK. NO CAUSE FOR ACTION AS OF THIS DATE. CASE CLOSED. G.KIDD/NS*** |
| BUILDING INSPECTIONS | 04/22/2009 | INSPECTION 4/21/09<br><br>April 22, 2009 10:04 AM - NSHELTON<br><br>RE-OPENED CASE. ISSUED CORRECTION NOTICE FOR A SPECIAL EXEMPT HEARING ON NON-COMFORMING TWO DWELLING UNIT. GAVE A COPY TO BRIAN FROM MOXLEY'S OFFICE. P/U 5/7/09 G.KIDD/NS***                                                                                                      |

Lien Information - None

Mileage:

Mike Mohler - Re: Fwd: Gretch Graves

**From:** County Council District 1  
**To:** Mohler, Mike  
**Date:** 04/14/09 5:09 PM  
**Subject:** Re: Fwd: Gretchen Graves

complainant

Mike,

Yes, but last week you and I spoke last weekend and the conditional use permit was questioned by Gretchen Graves, who resides at 5925 Prince George Street. According to Carl Richards, the conditional use permit is rescinded when someone objects to it. The first step is for code enforcement to issue a correction notice, then the property owner must file with zoning for a special hearing on a non-conforming 2 dwelling unit.

You indicated someone would go out and issue the citation.

Bryan

Charlie Krick  
~~has~~ please re-open

5622  
PRINCE GEORGE ST

Correction notice  
must file for going for a

Special Hearing on non-conforming  
2-dwelling unit -  
EXEMPTION

56395



Envision [MMOHLER - EnvPDMPro - BCGSQLV]

File Edit Applications Reports Tools Setup Window Help

Comments [TA0173523 - PDM 0111150520]

| Page | Type | Comment                                    | Fac |
|------|------|--------------------------------------------|-----|
| 0    |      | TREE BRANCH BLOCKING ALLEY                 | FAC |
| 1    |      | PROE AS400: ***3/8/07, OBSERVED LARGE FAC  |     |
| 2    |      | OWNI Owner Information: ROBERT M ALARI FAC |     |
| 0    |      | POSSIBLE ILLEGAL CONVERSION                | FAC |
| 0    |      | ILLEGAL CONVERSION OF TENANTS              | FAC |
| 1    |      | BLDG INSPECTION 2/19/09                    | FAC |
| 2    |      | BLDG INSPECTION 3/23/09                    | FAC |
| 0    |      | NOT REGISTERED AS A RENTAL UNIT FAC        |     |
| 1    |      | 03/25/09 COMPLAINT FOR NON REGIS FAC       |     |
| 0    |      | 2/1/2009 - ZONED DR. 5.5. PROPERTY FAC     |     |
| 0    |      | CORRECTION NOTICE ISSUED FOR NC FAC        |     |

Comment Type: BLDG BUILDING INSPECTIONS

INSPECTION 3/23/09

March 23, 2009 01:39 PM - NSHELTON

HOMEOWNER PROVIDED ALL NECESSARY PAPERWORK FOR TWO APARTMENTS. CONDITIONAL USE PERMIT FOR TWO APARTMENTS WAS APPROVED ON 11/13/95 BY MR. ARNOLD JABLON. VISITED MOXLEY'S OFFICE. GAVE BRIAN COPIES OF ALL PAPERWORK. NO CAUSE FOR ACTION AS OF T-1'S DATE. CASE CLOSED. G KIDD/NS\*\*\*

Text Multimedia

Comments Events Involved People

start

Novell GroupWise - M... Envision

6:07 AM

CASE NAME 5622 PRINCE GEORGE  
CASE NUMBER 2010-0062-SIT  
DATE 11/2/09

[illegible]



CASE NAME \_\_\_\_\_  
CASE NUMBER 2010-0062-5PH  
DATE 11-2-09

[illegible]



08/20/2009

prop owner 1A+1B

2010-0062-SPH





08/20/2009

2010-0062-SPH

## **EXHIBITS**

**CASE NUMBER: 2010-0062-SPH**

**Monday, November 2, 2009**

**5622 Prince George Street**

- |                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Exhibit 1</b>  | <b>Maryland Department of Assessments and Taxation, Baltimore County, Real Property Data Search printout from web site</b>                                                                              |
| <b>Exhibit 2</b>  | <b>Photograph of 5622 Prince George showing two full stories</b>                                                                                                                                        |
| <b>Exhibit 3</b>  | <b>Code Inspections and Enforcement Correction Notice, case number C000056385</b>                                                                                                                       |
| <b>Exhibit 4</b>  | <b>Conditional Use Permit for Two Apartments, 5622 Prince George, and three attachments, one containing drawing of property with additional apartment</b>                                               |
| <b>Exhibit 5</b>  | <b>Code Inspections and Enforcement Correction Notice, case number C00056395</b>                                                                                                                        |
| <b>Exhibit 6</b>  | <b>Location Drawing by surveyor, 5622 Prince George Street, March 2, 1981</b>                                                                                                                           |
| <b>Exhibit 7</b>  | <b>Permits &amp; Development Management Complaint Report, C00056395</b>                                                                                                                                 |
| <b>Exhibit 8</b>  | <b>Letter from Robert M. Alark to Timothy Kotroco, Director of Zoning, May 13, 2009</b>                                                                                                                 |
| <b>Exhibit 9</b>  | <b>Letter from Burno Rudaitis, Zoning Review to Robert Alark, May 15, 2009, and one attachment</b>                                                                                                      |
| <b>Exhibit 10</b> | <b>Letter from Peter Max Zimmerman, People's Counsel for Baltimore County to William Wiseman, III, Zoning Commissioner, cc to Robert Alark, property owner, with one attachment, September 22, 2009</b> |
| <b>Exhibit 11</b> | <b>Photograph of the north side of 5622 Prince George Street</b>                                                                                                                                        |
| <b>Exhibit 12</b> | <b>Photograph of the north side of 5622 Prince George Street</b>                                                                                                                                        |
| <b>Exhibit 13</b> | <b>Photograph of north side of 5622 Prince George Street with mark-up by Gretchen Graves, Esq.</b>                                                                                                      |
| <b>Exhibit 14</b> | <b>Photograph of north side of 5622 Prince George, second level deck</b>                                                                                                                                |



**EXHIBIT 15**

**From:** Stephen Weber  
**To:** People's Counsel  
**CC:** Dennis Kennedy  
**Date:** 9/18/2009 7:39 PM  
**Subject:** Fwd: 10-062-SPH, 5622 Prince George Rd  
**Attachments:** 10-062-SPH Petition.pdf; 5622PrinceGeorgeb.bmp; 5622PrinceGeorgea.bmp

Dear Mr. Zimmerman:

In reviewing the attached case, I'm somewhat at a loss because I'm not exactly certain what the petitioner is trying to do, but my guess is that they're trying to convert an existing single-family home into two dwelling units and that apparently PDM interpretation of BC & 409.6(A)(1) somehow results in failure to enforce the regulations requiring a minimum of 2 off-street parking spaces per unit.

From my point of view, it isn't particularly necessary to determine the legal complications of how the law is interpreted, but only to provide our evaluation of what will happen if no additional parking is provided on the subject site should additional living units be created on the property of #5622 Prince George Rd

Attached are two aerial views of the subject site, one looking at the site from the east and the other from the north. In both views one can clearly see the existing 2 space concrete parking pad located off the NE side of Prince George Rd on the southern half of the lot. Certainly the current property would be in compliance with the requirement for having 2 off-street parking spaces if there is only one dwelling unit on the property.

Prince George St in front of the subject dwelling is recorded as having an approximate width of 16 feet. This is the minimum width street on which the County allows any new developments to be built and just provides minimum width lanes for 2-way traffic, without any allowance for on-street parking. In looking at the attached 2 aerial photos, it can be seen that both adjacent properties to the north and south of the subject site have provided a parking area parallel to and off the edge of Prince George St to allow for additional parallel parking in front of their properties, besides the 2 off-street parking spaces which are contained on each of these properties. However, in front of #5622 Prince George St there is no similar stabilized parallel parking area to provide for parked vehicles in front of #5622 off the edge of the travel lanes of the street. At the same time, in the aerial view from the north it can be seen that across the street from #5622 are two vehicles parked, both partially into the roadway and partially blocking the travel lane (these are in front of a house with a driveway capable of handling several off-street vehicles). If parking in front of #5622 took place in a similar manner, this would narrow Prince George St down to a one-lane roadway with drivers having to negotiate between the various parked vehicles.

The subject site has an 80-foot frontage and with such a large frontage is clearly capable of providing an additional 2 off-street parking spaces if the structure is being converted to accommodate 2 family units. It's possible that another 2-car parking pad could be constructed towards the north end of the site. To the north of the subject site, #5624 and #5626 Prince George St are both properties with only 40-foot frontages and both have off-street parking pads. The subject site could also provide a parallel stabilized parallel parking area adjacent to Prince George St to provide for even more available parking, although such parking could not technically be counted toward any on-site parking requirement since such parking would be located off of the subject property and in the road right-of-way. Given that the subject site appears to be able to easily accommodate the construction of additional off-street parking spaces to support additional living units on the property, all reasonable efforts should be made to accommodate the parking demands generated by the site and thereby minimize the length and occurrences of parking into the travel lanes of Prince George St and interfering with the safe and efficient flow of traffic on that roadway.

Should you have any questions or wish to discuss the matter further, please feel free to give me a call.

Stephen E. Weber, Chief  
Div. of Traffic Engineering  
Baltimore County, Maryland  
111 W. Chesapeake Avenue, Rm. 326  
Towson, MD 21204  
(410) 887-3554

>>> People's Counsel 9/14/09 3:45 PM >>>  
Mr. Weber,

Attached you will find the Petition for Special Hearing in the above case. Please review and let our office know if there are any traffic concerns.

Thank you in advance.  
Peter M. Zimmerman

- Exhibit 15      Email from Stephen Weber, Chief, Division of Traffic Engineering to People's Counsel, September 18, 2009, and three attachments
- Exhibit 16      Zoning map provided to Gretchen Graves, Esq. by Baltimore County Zoning
- Exhibit 17      Photograph of "no parking" signs on Gregory Avenue (south side)
- Exhibit 18      Photograph of "no parking" signs on Gregory Avenue (north side)
- Exhibit 19      Photograph of "no parking" signs on Landington Avenue (north side)
- Exhibit 20      Photograph of "no parking" signs on Landington Avenue (south side)
- Exhibit 21      Zoning map provided by Baltimore County Zoning with "no parking" areas marked in red by Gretchen Graves, Esq.
- Exhibit 22      Photograph of vehicles owned by residents of 5622 Prince George parked in front of 5625 Prince George
- Exhibit 23      Photograph of vehicle owned by residents of 5622 Prince George parked on side of 5625 Prince George
- Exhibit 24      Letter from Gretchen Graves, Esq. to Robert Alark
- Exhibit 25      Photograph of 5622 Prince George owners' vehicles parked on Prince George and empty off-street parking pad at 5622 Prince George
- Exhibit 26      Photograph of parking pad at 5622 Prince George with the one vehicle regularly parked on pad
- Exhibit 27      Photograph of vehicle owned by resident of 5622 Prince George regularly parked on Prince George Street, across the street from and further down from 5622 Prince George
- Exhibit 28      Photograph of new gravel addition to parking pad at 5622 Prince George Street
- Exhibit 29      Photograph of new gravel addition to parking pad at 5622 Prince George Street



**EXHIBIT 1**

**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw3.1)

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

**Account Identifier:** District - 01 Account Number - 0111150520

**Owner Information**

**Owner Name:** ALARK ROBERT M,SR **Use:** RESIDENTIAL  
**Mailing Address:** 5622 PRINCE GEORGE ST **Principal Residence:** YES  
 BALTIMORE MD 21207 **Deed Reference:** 1) /11630/ 406  
 2)

**Location & Structure Information**

**Premises Address**  
 5622 PRINCE GEORGE ST

**Legal Description**  
 LT 65-68  
 5622 PRINCE GEORGE ST  
 CATONSVILLE MANOR

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  | 4      |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 95  | 14   | 224    |              |             |         | 13    | 65  | 1               | Plat Ref: | 6/ 160 |

**Special Tax Areas** **Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1938                    | 1,584 SF      | 11,600.00 SF       | 04         |
| Stories                 | Basement      | Type               | Exterior   |
| 1 1/2                   | YES           | STANDARD UNIT      | SIDING     |

**Value Information**

|                    | Base Value     | Value          | Phase-In Assessments |                |
|--------------------|----------------|----------------|----------------------|----------------|
|                    |                | As Of          | As Of                | As Of          |
|                    |                | 01/01/2007     | 07/01/2008           | 07/01/2009     |
| Land               | 36,400         | 91,400         |                      |                |
| Improvements:      | 94,480         | 141,240        |                      |                |
| <b>Total:</b>      | <b>130,880</b> | <b>232,640</b> | <b>198,720</b>       | <b>232,640</b> |
| Preferential Land: | 0              | 0              | 0                    | 0              |

**Transfer Information**

|                                                  |                           |                         |
|--------------------------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> MCNANEY JOHN B MCNANEY PATRICIA H | <b>Date:</b> 06/10/1996   | <b>Price:</b> \$119,900 |
| <b>Type:</b> IMPROVED ARMS-LENGTH                | <b>Deed1:</b> /11630/ 406 | <b>Deed2:</b>           |
| <b>Seller:</b> MCNANEY STEPHEN S MCNANEY JOHN B  | <b>Date:</b> 12/07/1992   | <b>Price:</b> \$1       |
| <b>Type:</b> NOT ARMS-LENGTH                     | <b>Deed1:</b> / 9493/ 441 | <b>Deed2:</b>           |
| <b>Seller:</b> MCNANEY STEPHEN S                 | <b>Date:</b> 07/06/1992   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH                     | <b>Deed1:</b> / 9264/ 730 | <b>Deed2:</b>           |

**Exemption Information**

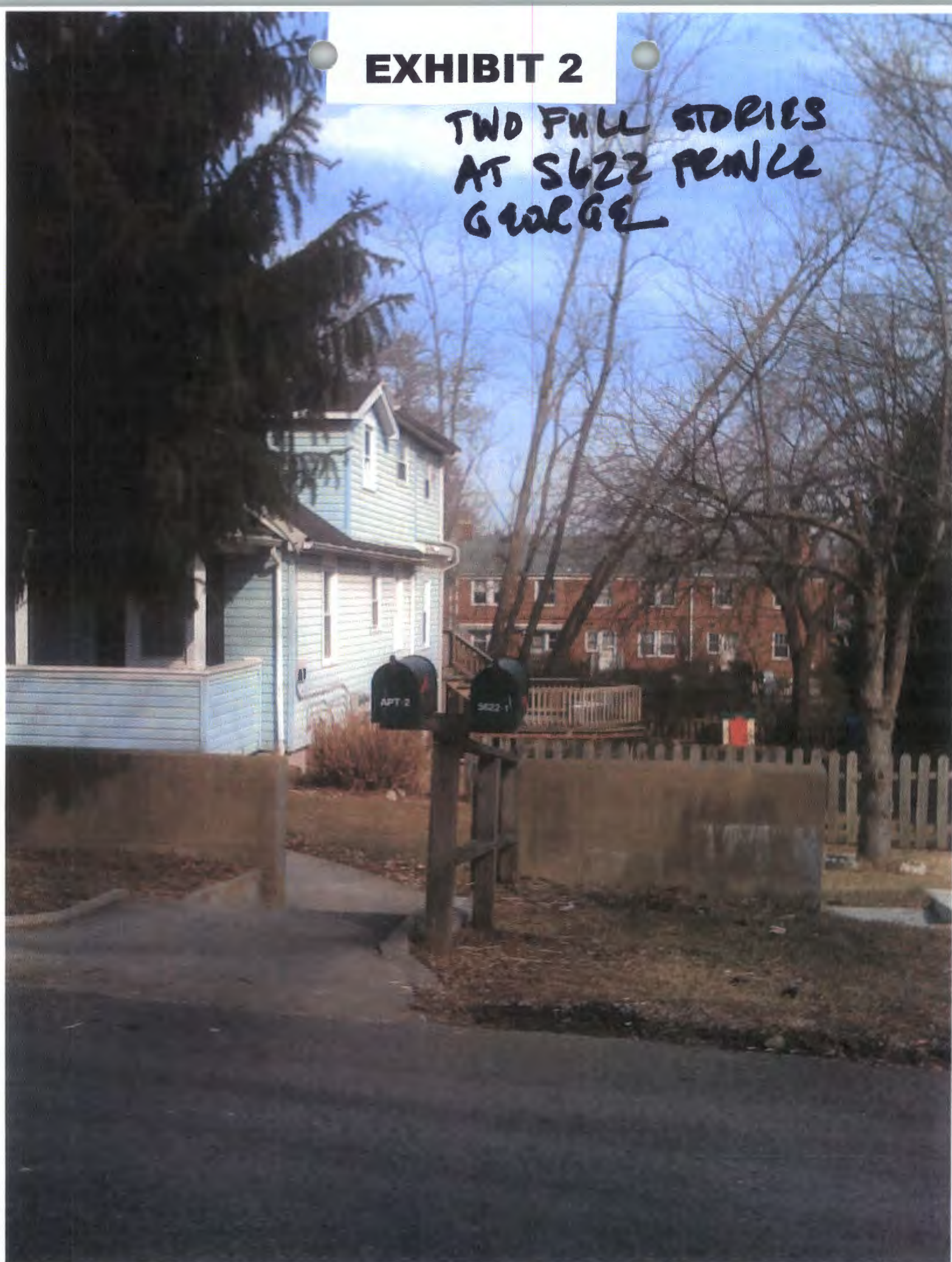
| Partial Exempt Assessments | Class | 07/01/2008 | 07/01/2009 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0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

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 \* NONE \*

## EXHIBIT 2

TWO FULL STORIES  
AT 5622 PENN  
GEORGE





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



Code Enforcement  
Building Inspection 410-887-3351  
Electrical Inspection 410-887-3923  
Plumbing Inspection 410-887-3960  
Signs/Fences 410-887-3620  
410-887-3896

## CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE *DIPT 0.1*

|                                                   |                                        |                                  |
|---------------------------------------------------|----------------------------------------|----------------------------------|
| CASE NUMBER<br><b>CO 0056395</b>                  | PROPERTY TAX ID<br><b>01 11 150520</b> | DATE ISSUED<br><b>2 11 9 109</b> |
| NAME(S):<br><b>ALARK, ROBERT M, SR</b>            |                                        |                                  |
| MAILING ADDRESS<br><b>5622 PRINCE GEORGE ST</b>   |                                        |                                  |
| CITY<br><b>BALTO</b>                              | STATE<br><b>MD</b>                     | ZIP CODE<br><b>21207</b>         |
| VIOLATION ADDRESS<br><b>5622 PRINCE GEORGE ST</b> |                                        |                                  |
| CITY<br><b>BALTIMORE</b>                          | STATE<br><b>MARYLAND</b>               | 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

- ☐ ML (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

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> 101; 102.1: Definitions; general use<br><input checked="" type="checkbox"/> 101.1: DR Zones-use regulations<br><input type="checkbox"/> 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s)<br><input type="checkbox"/> 1B01.1D: Remove open dump/ junk yard<br><input type="checkbox"/> 431: Remove commercial vehicle(s)<br><input type="checkbox"/> 101; 102.1: Remove contractors equip. storage yard<br><input type="checkbox"/> 101; 102.1; ZCPM: Cease service garage activities<br><input type="checkbox"/> 402: Illegal conversion of dwelling<br><input type="checkbox"/> 101; 102.1; ZCPM: Illegal home occupation | <input type="checkbox"/> 415A: License/ remove untagged recreation vehicle<br><input type="checkbox"/> 415A: Improperly parked recreation vehicle<br><input type="checkbox"/> 415A: One recreational vehicle per property<br><input type="checkbox"/> 410: Illegal Class II trucking facility<br><input type="checkbox"/> 400: Illegal accessory structure placement<br><input type="checkbox"/> 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs<br><input type="checkbox"/> 102.5: Residential site line violation /obstruction<br><input type="checkbox"/> 408B: Illegal rooming/ boarding house<br><input type="checkbox"/> BCC: 32-3-102; 500.9 BCZR; ZCPM:<br>Violation of commercial site plan and/or zoning order |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### BALTIMORE COUNTY CODE (B.C.C.)

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 13-7-112: Cease all nuisance activity<br><input type="checkbox"/> 13-7-115: County to abate nuisance & lien costs<br><input type="checkbox"/> 13-7-310: Remove all trash & debris from property<br><input type="checkbox"/> 13-7-312: Remove accumulations of debris, materials, etc<br><input type="checkbox"/> 13-7-201(2): Cease stagnant pool water<br><input type="checkbox"/> 12-3-106: Remove animal feces daily<br><input type="checkbox"/> 35-5-208(a)(c): Seal exterior openings from rodents & pests<br><input type="checkbox"/> 13-4-201(b)(d): Store garbage in containers w/tight lids | <input checked="" type="checkbox"/> 35-2-301: Obtain building/ fence/ sign permit<br><input type="checkbox"/> 10-2-601: Remove all obstruction(s) at street, alley, road<br><input type="checkbox"/> 13-7-310(2): Remove bird seed / other food for rats<br><input type="checkbox"/> 32-3-102: Violation of development plan/ site plan<br><input type="checkbox"/> IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise<br><input type="checkbox"/> 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.)

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

### INVESTMENT PROPERTY (B.C.C.)

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

OTHER VIOLATIONS OR REMARKS: BALTIMORE COUNTY BUILDING CODE

OBTAIN REQUIRED BUILDING, ELECTRICAL AND PLUMBING  
PERMITS FOR ALTERATIONS/ADDITIONS. ALSO SUPPLY CONSTRUCTION  
DOCUMENTS PREPARED BY A REGISTERED DESIGN PROFESSIONAL  
AND A VARIANCE PETITION FOR A SINGLE FAMILY DWELLING  
CONVERSION INTO TWO APARTMENTS WITH A FRONT LOT  
WIDTH LESS THAN THE REQUIRED 80 FEET.

☒ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☐ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: 3 11 9 109 INSPECTOR NAME: GRANT KIDD

PRINT NAME (Rev 905)

AGENCY



# EXHIBIT 4

## CONDITIONAL USE PERMIT FOR TWO APARTMENTS

#9  
Brian  
AFI-  
0A96  
754

FA 0173523  
2

This use permit for two apartments at 5622 PRINCE GEORGE ST.  
(address)  
CATONSVILLE, MD. 21207

is issued entirely upon the basis of the herein affidavit, including the dates of original use and continuous use sworn to therein. The responsibility for the accuracy of said dates and uses is entirely that of the legal owner and/or agent thereof. In the event that the accuracy is challenged, our approval is automatically withdrawn; the use permit will be reinstated only after public hearing and submission of testimony that alleviates the allegations contained in the challenge and otherwise provides the proofs necessary to establish a legal non-conforming use for the number of apartments claimed. Knowingly falsifying the affidavit information on the reverse side of this permit is subject to the penalties of perjury.

DATE: 11-13-95

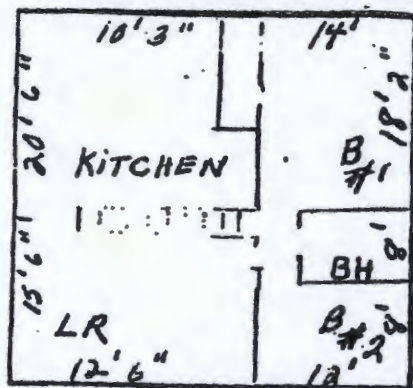
APPROVED BY:

*[Signature]*

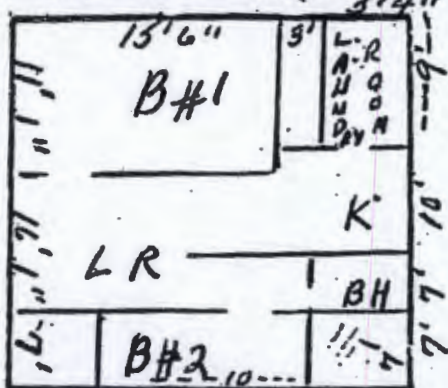
DIRECTOR, DEPARTMENT OF PERMITS  
AND DEVELOPMENT MANAGEMENT



THIS SHEET TO BE SUBMITTED WITH 2 APARTMENT AFFIDAVIT AND A CHECK FOR \$4000 MADE PAYABLE TO: BALTIMORE COUNTY, MARYLAND



FIRST FLOOR-APT. #1

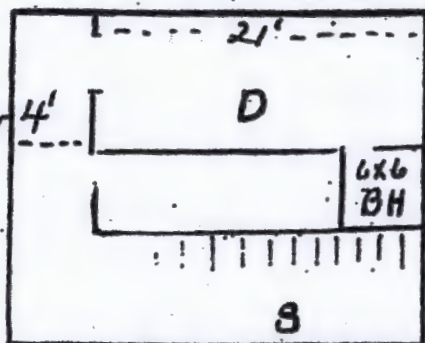


SECOND FLOOR APT. #2



THIRD FLOOR

APT #1  
HAS BASEMENT  
AND  
FIRST  
FLOOR



BASEMENT-APT #1

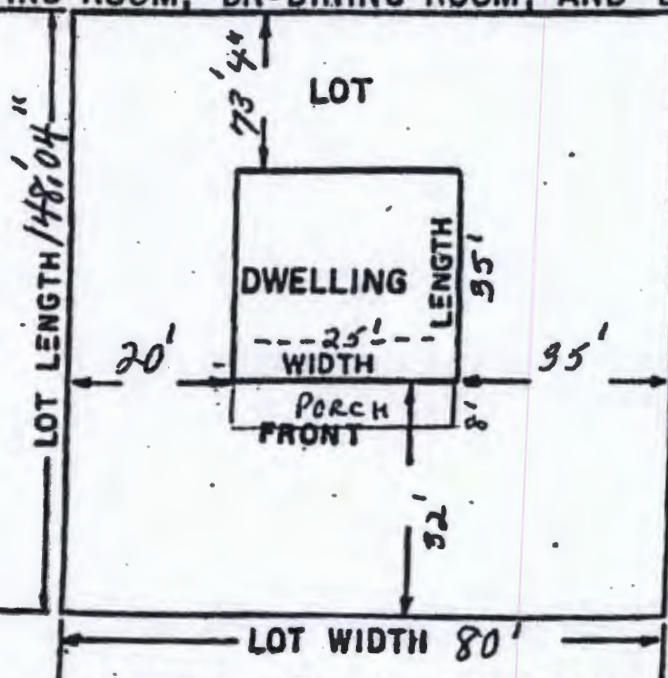


ATTIC

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

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

148.04  
x 80  
11,843.20 sq. ft.



SHOW NORTH ARRO IN CIRCLE.



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

NAME AND

DISTANCE TO NEAREST INTERSECTING ROAD

GREGORY, 60'

NAME AND

DISTANCE TO NEAREST INTERSECTING ROAD

ADDRESS: 5622 PRINCE GEORGE ST.  
NAME OF STREET FRONTING PROPERTY  
(IF A CORNER LOT NAME SIDE STREET) OWNERS SIGNATURE



18. PAYMENT TERMS: The payment of the purchase price shall be made by Buyer as follows:

(a) An initial deposit by way of Check in the amount of One Thousand Dollars (\$ 1,000) at the time of acceptance of this Contract.

(b) An additional deposit by way of NA in the amount of NA Dollars (\$ NA) to be paid within NA days from the date of execution of this Contract by all parties, and

(c) The purchase price less any and all deposits shall be paid in full by Buyer in cash, wired funds, bank check or by certified check at settlement.

(d) All deposits will be held in escrow by: O'Connor, Piper & Flynn

19. FINANCING: This Contract is contingent upon buyer obtaining a written commitment for a loan secured by the Property as follows:

- CHECK ☐ No Financing Contingency  
☒ Attached FHA Financing Addendum  
☐ Attached VA Financing Addendum  
☐ Attached Assumption Addendum  
☐ Attached Owner Financing Addendum  
☐ Conventional Loan Assumption  
☐ Wrap Around Mortgage  
☐ Gift of Funds

☐ Conventional Loan as follows:

Loan Amount \$ \_\_\_\_\_  
Term of Note FHA Years  
Amortization FHA Years  
Interest Rate \_\_\_\_\_ %  
Loan Program \_\_\_\_\_

20. FINANCING APPLICATION AND COMMITMENT: Buyer expressly agrees to make written application for the financing as herein described within ten days from the date of this Contract. If such written financing commitment is not obtained by Buyer, or for Buyer by Seller, at Seller's option, within Fifty days from the date of this Contract, this Contract of Sale shall be null and void and of no further legal effect, and all deposits hereunder shall be disbursed in accordance with the terms of this Contract. If Buyer has complied with all of Buyer's obligations under this Contract, including those with respect to applying for financing and seeking to obtain financing, including resubmission and appeal when necessary, then the release of deposit agreement shall provide that all monies on deposit shall be returned to Buyer.

21. DEPOSIT: Buyer hereby authorizes and directs the Broker if specified in Paragraph 18-d of this Contract to hold the initial deposit instrument without negotiation or deposit until the parties have executed and accepted this Contract. Upon acceptance, the initial deposit shall be expeditiously placed in escrow as provided below. If Seller does not execute and accept this Contract, the initial deposit instrument shall be promptly returned to the Buyer. If the Seller and the Buyer do not instruct the Broker otherwise, deposits of \$5,000 or more shall be placed, at the sole discretion of the Broker, in a non-interest bearing account or an interest bearing account that pays all interest to the Maryland Housing Resource Corporation. If the Seller and the Buyer do not instruct otherwise, deposit money of less than \$5,000 shall be placed in an interest bearing account that pays all interest to the Maryland Housing Resource Corporation. Broker may charge a fee for establishing an interest bearing account. The Seller and the Buyer instruct the Broker to place all deposit monies in:

- ☐ An interest bearing account, with interest payable to the Maryland Housing Resource Corporation; interest may be taxable to the buyer.  
☒ A Non-interest bearing account.

☐ An interest bearing account, the interest on which, in absence of default by the Buyer, shall accrue to the benefit of the Buyer. The deposit shall be disbursed by the Broker at settlement. Otherwise the deposit shall be disbursed in accordance with a properly executed release of deposit agreement by Buyer and Seller.

22. CONVENTIONAL LOAN LENDER FEE/CHARGES: Buyer agrees to pay to the Lender loan origination/loan discount fees of 1 % of the Loan Amount and Seller agrees to pay loan origination/loan discount fees of 2 % of the Loan Amount. Buyer shall receive the benefit of any reduction in said fees. All loan insurance premiums as required by Lender shall be paid by Buyer. If the existing loan is to be transferred to/assumed by Buyer Buyer agrees to pay all fees and charges required by Lender.

23. INCLUSIONS/EXCLUSIONS: Included in the purchase price are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, item shall be considered excluded):

| INCLUDED                            |                          | INCLUDED                            |                          | INCLUDED                            |                          |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| YES                                 | NO                       | YES                                 | NO                       | YES                                 | NO                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Stove or Range                      |                          | Dishwasher                          |                          | Ceiling Fan(s) #                    |                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Cooktop                             |                          | Freezer                             |                          | Clothes Washer                      |                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Wall Oven(s) #                      |                          | Window Fan(s) #                     |                          | Clothes Dryer                       |                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Refrigerator(s) #                   |                          | Fireplace Screen/Doors              |                          | Furnace Humidifier                  |                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| w/ice maker                         |                          | Pool, Equip. & Cover                |                          | Electronic Air Filter               |                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Built-in Microwave                  |                          | Hot Tub, Equip. & Cover             |                          | Water Filter                        |                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Trash Compactor                     |                          | Screens                             |                          | Water Softener                      |                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Exist. W/W Carpet                   |                          | Storm Windows                       |                          | Drapery/Curtains                    |                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Disposal                            |                          | Storm Doors                         |                          | Drapery/Curtain Rods                |                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Exhaust Fan(s)                      |                          | Window A/C Unit(s) #                |                          | Shades/Blinds                       |                          |
|                                     |                          |                                     |                          | <input type="checkbox"/>            | <input type="checkbox"/> |
|                                     |                          |                                     |                          | Alarm System                        |                          |
|                                     |                          |                                     |                          | Intercom                            |                          |
|                                     |                          |                                     |                          | Storage Shed(s) #                   |                          |
|                                     |                          |                                     |                          | Garage Opener(s) #                  |                          |
|                                     |                          |                                     |                          | w/remote(s) #                       |                          |
|                                     |                          |                                     |                          | Playgrnd. Equipment                 |                          |
|                                     |                          |                                     |                          | Wood Stove                          |                          |
|                                     |                          |                                     |                          | T.V. Antenna                        |                          |
|                                     |                          |                                     |                          | Satellite Dish                      |                          |
|                                     |                          |                                     |                          | Central Vacuum                      |                          |

ADDITIONAL INCLUSIONS (SPECIFY):

Sellers to provide letter of non-conforming

use a 2 unit dwelling and provide deed for buyer review  
Sellers to give buyer deeds to review within ten days.

ADDITIONAL EXCLUSIONS (SPECIFY):

RA

CHIEF

CHIEF



# (BC)224527

2 PRINCE GEORGE

ONS MANOR

--- Active ---

Zip: 21207 Map: BC33F12

Gr. Cap: \$0

-1- Residential

List: \$119,900

Ground Rent: \$0

c. :Traditional 2 Levels Detached 4 Bedrooms 3/0 Baths  
 :Age: Unknown Vinyl Siding Asph Sh Roof

ms :LR: 16x11/2 KT: 10x11/2 FA: 17x10/0  
 :MB: 11x15/2 B2: 10x10/2 B3: 18x12/1 B4: 12x10/1  
 :LR 16X12/1 KIT 26X10/1

or :Formal LRoom Formal Dr Eat In Kitch Cntry Kitch  
 l. :Elec Range Refrigerator Washer Elect Dryer Dishwasher  
 nt. :Part Wd Flrs No Wax Kitch WW Carpet Lgt Fixtures InHouse Apt

:Incl 1+ Apt

Lvl :F/Part Imprv Full Bath

t :Fuel-Oil Heat-Hw Rad Rplc Wndws

e :Deck Inside Lot Tree Studed Part Fenced Level Lot  
 :Landscaped

:80X80X144X146

ls. :Public Water Public Sewer 220v Service

ed :Lib: 9493 Fol: 442

1.Fees:TX: \$1,447 Heat: \$780

ance :ALLIANCE

ow :Call Office

e :Sign Posted

c. :INGLESIDE AVE TO E ON PRINCE GEORGE

marks :EXPERTLY RENOVATED 2 UNIT HOME ON DOUBLE LOT IN QUIET

:COUNTRYLIKE SETTING.separate ENTRIES &amp; METERS, TWO GORGEOUS

:MODERN KITCHENS, 3 FULL BATHS, GENEROUS ROOM SIZES, 2-LEVEL

:DECK OVERLOOKING DELIGHTFUL YARD PLUS COVERED FRONT PORCH.

:(DA)

) Seller Incentive:

: N BB: Y BB1: 3.

SU: Y SU1: 3.

: James Acton

PH: (410)465-1216 CO:

TL: ER

: 6923 O'Connor, Piper &amp; Flynn

PH: (410)461-7600

MLS# (BC)224527

All information is deemed reliable but not guaranteed by the Broker or MARIT

Copyright (C) 1996 By Mid-Atlantic Real Estate Information Technologies --

==== Run Date: 02/21/96 =====



# EXHIBIT 5

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



Code Enforcement  
Building Inspection 410-887-3351  
Electrical 410-887-3940  
Plumbing 410-887-3620  
Signs/Fences 410-887-3896

## CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

|                                                   |                                      |                               |
|---------------------------------------------------|--------------------------------------|-------------------------------|
| CASE NUMBER<br><b>C00056395</b>                   | PROPERTY TAX ID<br><b>0111150520</b> | DATE ISSUED<br><b>4/21/09</b> |
| NAME(S):<br><b>ALANK, ROBERT, M. SR.</b>          |                                      |                               |
| MAILING ADDRESS<br><b>5622 PRINCE GEORGE ST</b>   |                                      |                               |
| CITY<br><b>BALTO</b>                              | STATE<br><b>MD</b>                   | ZIP CODE<br><b>21207</b>      |
| VIOLATION ADDRESS<br><b>5622 PRINCE GEORGE ST</b> |                                      |                               |
| CITY<br><b>BALTIMORE</b>                          | STATE<br><b>MARYLAND</b>             | ZIP CODE<br><b>21207</b>      |

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

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

### BALTIMORE COUNTY CODE (B.C.C.)

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

### OWNER OCCUPIED HOUSING (B.C.C.)

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

### INVESTMENT PROPERTY (B.C.C.)

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

OTHER VIOLATIONS OR REMARKS: **MUST FILE FOR A SPECIAL EXEMPTION HEARING ON NON-COMPLYING TWO DWELLING UNIT.**

☒ 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: **5.1.09** INSPECTOR NAME: **GRANT KIDD**

PRINT NAME (Rev 9/05)

AGENCY

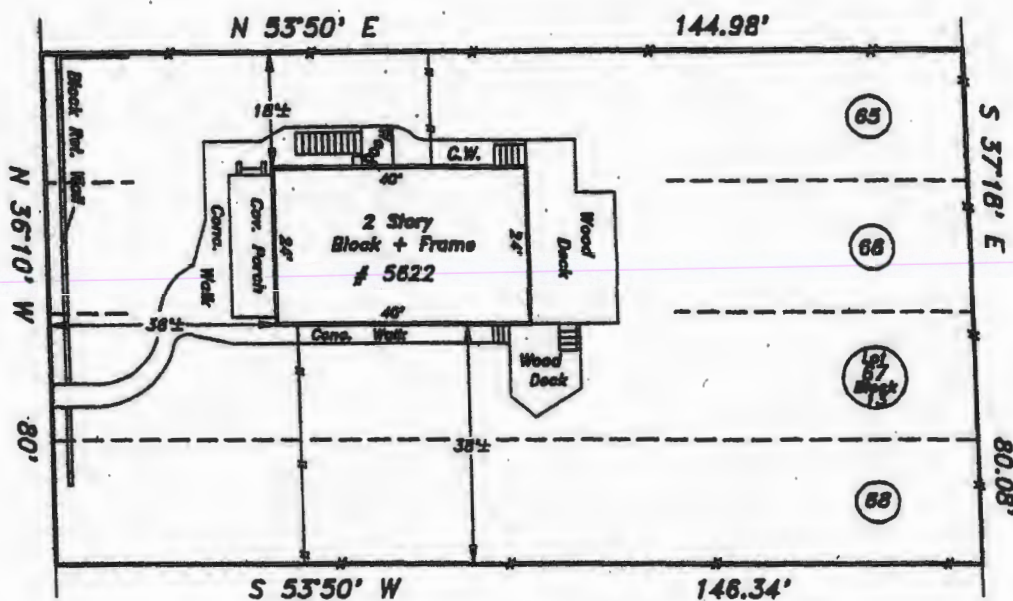


NOTES:

- 1) B.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unknown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance courtesy 1/2"



PRINCE GEORGE STREET  
40' N



Subject property is shown in Zone C  
on the FIRM Map of Baltimore County,  
Maryland on Community Panel #  
240010 0390 B. Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon,  
being known as Lots 65,66,67,+68 Block 13 Plat No.4  
"CATONSVILLE MANOR"  
and recorded among the land records of Baltimore County,  
Maryland in Plat 6 folio 180  
for the purpose of locating the Improvements thereon.

- \* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- \* This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- \* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for



LOCATION DRAWING  
5622 Prince George Street  
Baltimore County, Maryland

NTT Associates, Inc.  
16205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Ph (410) 442-2031

Scale: 1" = 30'  
Date: 4.23.96  
Field By: bp



# Permits & Development Management Complaint Report

Report Criteria:  
Complaint Record ID: CO0056395

| <u>Record ID</u> | <u>AS/400 Case</u> | <u>Assigned To</u> | <u>Assigned Date</u> | <u>Received By</u> | <u>Received Date</u> | <u>Status</u> | <u>Hearing Date</u> | <u>ADC Grid</u> |
|------------------|--------------------|--------------------|----------------------|--------------------|----------------------|---------------|---------------------|-----------------|
| CO0056395        |                    | Grant Kidd         | 06/11/2009           | Grant Kidd         | 02/18/2009           | Closed        |                     | 33F12           |

**Complaint Description:** ILLEGAL CONVERSION OF TENANTS FROM SINGLE FAMILY DWELLING TO MULTI-USE OF RESIDENCE

|                                                                                                 |                                                                                    |                                                                       |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>Facility:</b><br>FA0173523<br>PDM 0111150520<br>5622 PRINCE GEORGE ST<br>GWYNN OAK, MD 21207 | <b>Owner :</b><br>ALARK ROBERT M,SR<br>5622 PRINCE GEORGE ST<br>BALTIMORE MD 21207 | <b>Complainant:</b><br>COUNCILMAN'S OFFICE<br>FREDERICK RD (MOXLEYS ) |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------|

**Activity Details - No Data**  
**Violation Details - No Data**

EXHIBIT 7



# EXHIBIT 8

**Robert M. Alark  
5622 Prince George Street  
Gwynn Oak, Maryland 21207  
(410) 744-3630**

May 13, 2009

Mr. Timothy Kotroco  
Director of Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Zoning Verification  
5622 Prince George Street  
Gwynn Oak, MD 21207  
Two Apartment Dwelling

Dear Mr. Kotroco,

My name is Robert M. Alark. I own a home at 5622 Prince George Street, Gwynn Oak, Maryland 21207. I purchased the home back in May, 1996. At that time I received a Letter of Conditional Use Permit for a two (2) apartment dwelling. I have used the property as such for the last 14 years with the same tenants (upstairs, I live downstairs). January of this year a neighbor challenged my use of this property. After several visits to the zoning office, and many conversations, it has been determined that my property meets all the requirements of "Conversion Table Section 402 BCZR/DR5.5." Therefore, I am requesting a Zoning Verification Letter for my property at 5622 Prince George Street as a two (2) apartment dwelling.

Thank you for your consideration in this matter.

Sincerely,

Robert M. Alark

RMA  
P.S. See copy of plat attached.

# EXHIBIT 9



JAMES T. SMITH, JR.  
County Executive

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

May 15, 2009

Robert Alark  
5622 Prince George Street  
Baltimore, MD 21207

Re: Zoning Verification-two apartment dwelling; 5622 Prince George Street; tax #0111150520;  
plat book #0006, folio #0160; 1<sup>st</sup> Election District

To Whom It May Concern:

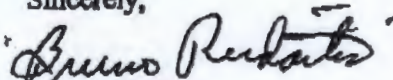
Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

The subject property is currently zoned DR-5.5 (Density Residential-5.5 dwelling units per acre) as shown on the official 2008 Baltimore County zoning map 095B3 (copy enclosed). Uses of the property will be as permitted and restricted by Sections 1B01.1 and 402 of the Baltimore County Zoning Regulations (BCZR). Section 402, BCZR (Conversion of Dwellings) states that a converted dwelling must be located on a lot that will meet the dimensional requirements as follows: in a DR-5.5 zone, a lot must have a width of 80 ft. and a lot area of 10,000 sq. ft. for a two unit duplex dwelling. The County's assessment record states that your lot is comprised of 4 - 20 ft. wide by 145 ft. long lots, which translate into a lot with a width of 80 ft. and 11,600 sq. ft. The required side yard setbacks for a duplex as measured to the closet lot line are 15 ft. for one side and 35 ft. for a sum of both sides. Without a properly scaled location survey, it cannot be determined that the subject property meets the side yard requirements.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

  
Bruno Rudaitis  
Zoning Review

enclosure







# EXHIBIT 10

## Baltimore County, Maryland



### OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

September 22, 2009

CAROLE S. DEMILIO  
Deputy People's Counsel

#### HAND DELIVERED

William J. Wiseman, III, Zoning Commissioner  
The Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING  
Dawn Harris – Petitioner  
5622 Prince George Street  
Case No: 10-062-SPH

Dear Mr. Wiseman,

We asked Stephen E. Weber, Chief of Traffic Engineering, to review the petition and site plan for any traffic/parking issues. As a result, he sent the enclosed e-mail dated September 18, 2009. As is our custom, we forward it to you for consideration. No hearing date has been set yet.

Mr. Weber identifies significant travel constraints on Prince George Street. He recommends construction of additional offstreet parking spaces in the event the residence is converted to a two-family home. Clearly, BCZR § 409.6 requires two accessory offstreet parking spaces for each dwelling unit. The property owner should meet this requirement.

The Zoning Commissioner should also review whether the site meets BCZR § 402.3 minimum conversion standards for the D.R. 5.5 Zone. The site appears to meet the minimum lot area of 10,000 square feet. The minimum width depends on whether the conversion is for a duplex or semi-detached dwelling, 80 feet or 90 feet. The minimum side yard setbacks for an interior lot are 15 feet for one, and 35 feet for the sum of both. The setback from the deck to the north boundary is not specified on the site plan.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Max Zimmerman".

Peter Max Zimmerman  
People's Counsel for Baltimore County

PMZ/rmw

cc: Gretchen Graves, Esquire, attorney for Petitioner  
Robert Alark, property owner  
Stephen E. Weber, Division of Traffic Engineering



**From:** Stephen Weber  
**To:** People's Counsel  
**CC:** Dennis Kennedy  
**Date:** 9/18/2009 7:39 PM  
**Subject:** Fwd: 10-062-SPH, 5622 Prince George Rd  
**Attachments:** 10-062-SPH Petition.pdf; 5622PrinceGeorgeb.bmp; 5622PrinceGeorgea.bmp

Dear Mr. Zimmerman:

In reviewing the attached case, I'm somewhat at a loss because I'm not exactly certain what the petitioner is trying to do, but my guess is that they're trying to convert an existing single-family home into two dwelling units and that apparently PDM interpretation of BCZR 409.6(A)(1) somehow results in failure to enforce the regulations requiring a minimum of 2 off-street parking spaces per unit.

From my point of view, it isn't particularly necessary to determine the legal complications of how the law is interpreted, but only to provide our evaluation of what will happen if no additional parking is provided on the subject site should additional living units be created on the property of #5622 Prince George Rd.

Attached are two aerial views of the subject site, one looking at the site from the east and the other from the north. In both views one can clearly see the existing 2 space concrete parking pad located off the NE side of Prince George Rd on the southern half of the lot. Certainly the current property would be in compliance with the requirement for having 2 off-street parking spaces if there is only one dwelling unit on the property.

Prince George St in front of the subject dwelling is recorded as having an approximate width of 16 feet. This is the minimum width street on which the County allows any new developments to be built and just provides minimum width lanes for 2-way traffic, without any allowance for on-street parking. In looking at the attached 2 aerial photos, it can be seen that both adjacent properties to the north and south of the subject site have provided a parking area parallel to and off the edge of Prince George St to allow for additional parallel parking in front of their properties, besides the 2 off-street parking spaces which are contained on each of these properties. However, in front of #5622 Prince George St there is no similar stabilized parallel parking area to provide for parked vehicles in front of #5622 off of the edge of the travel lanes of the street. At the same time, in the aerial view from the north it can be seen that across the street from #5622 are two vehicles parked, both partially into the roadway and partially blocking the travel lane (these are in front of a house with a driveway capable of handling several off-street vehicles). If parking in front of #5622 took place in a similar manner, this would narrow Prince George St down to a one-lane roadway with drivers having to negotiate between the various parked vehicles.

The subject site has an 80-foot frontage and with such a large frontage is clearly capable of providing an additional 2 off-street parking spaces if the structure is being converted to accommodate 2 family units. It's possible that another 2-car parking pad could be constructed towards the north end of the site. To the north of the subject site, #5624 and #5626 Prince George St are both properties with only 40-foot frontages and both have off-street parking pads. The subject site could also provide a parallel stabilized parallel parking area adjacent to Prince George St to provide for even more available parking, although such parking could not technically be counted toward any on-site parking requirement since such parking would be located off of the subject property and in the road right-of-way. Given that the subject site appears to be able to easily accommodate the construction of additional off-street parking spaces to support additional living units on the property, all reasonable efforts should be made to accommodate the parking demands generated by the site and thereby minimize the length and occurrences of parking into the travel lanes of Prince George St and interfering with the safe and efficient flow of traffic on that roadway.

Should you have any questions or wish to discuss the matter further, please feel free to give me a call.

Stephen E. Weber, Chief  
Div. of Traffic Engineering  
Baltimore County, Maryland  
111 W. Chesapeake Avenue, Rm. 326  
Towson, MD 21204  
(410) 887-3554

>>> People's Counsel 9/14/09 3:45 PM >>>  
Mr. Weber,

Attached you will find the Petition for Special Hearing in the above case. Please review and let our office know if there are any traffic concerns.

Thank you in advance.  
Peter Max Zimmerman

Rebecca M. Wheatley  
Legal Secretary  
Office of the People's Counsel for Baltimore County  
410-887-2188 Phone  
410-823-4236 Fax





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5622 PRINCE GEORGE ST  
which is presently zoned PR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plot 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 APPLICATION OF BZZR SECTION 409.6(A)(1), REQUIRED NUMBER OF PARKING SPACES, TO A CONVERSION UNDER SECTION 402.1, LOCATED AT 5622 PRINCE GEORGE STREET. PDMS INTERPRETATION OF SECTION 409.6(A)(1) RESULTS IN FAILURE TO ENFORCE THE REGULATION REQUIRING A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT.

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 bound 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.

## PETITIONER Contract Purchaser/Lessee:

Name - Type or Print DAWN HARRIS  
Signature [Signature] cell 410-422-5239  
Address 5625 PRINCE GEORGE Telephone No.  
GWYNN OAK MD 21207  
City State Zip Code

## Attorney For Petitioner:

Name - Type or Print GREICHEN GRAVES ESQ.  
Signature [Signature] cell 202 297 0425  
Company  
Address 5625 PRINCE GEORGE Telephone No.  
GWYNN OAK MD 21207  
City State Zip Code

## Legal Owner(s):

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

## Representative to be Contacted:

Name  
Address Telephone No.  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

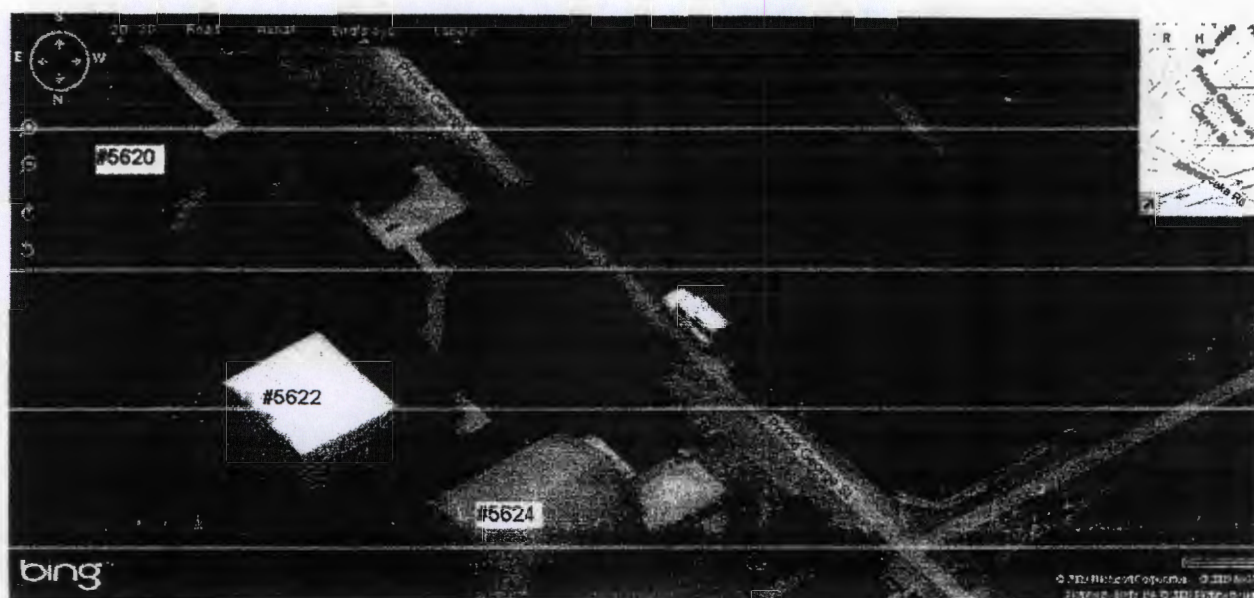
UNAVAILABLE FOR HEARING \_\_\_\_\_

Case No. 2010-10062-SPH

Reviewed By D.T. Date 2/21/09







**EXHIBIT 11**

*5622 PRINCE GEORGE*

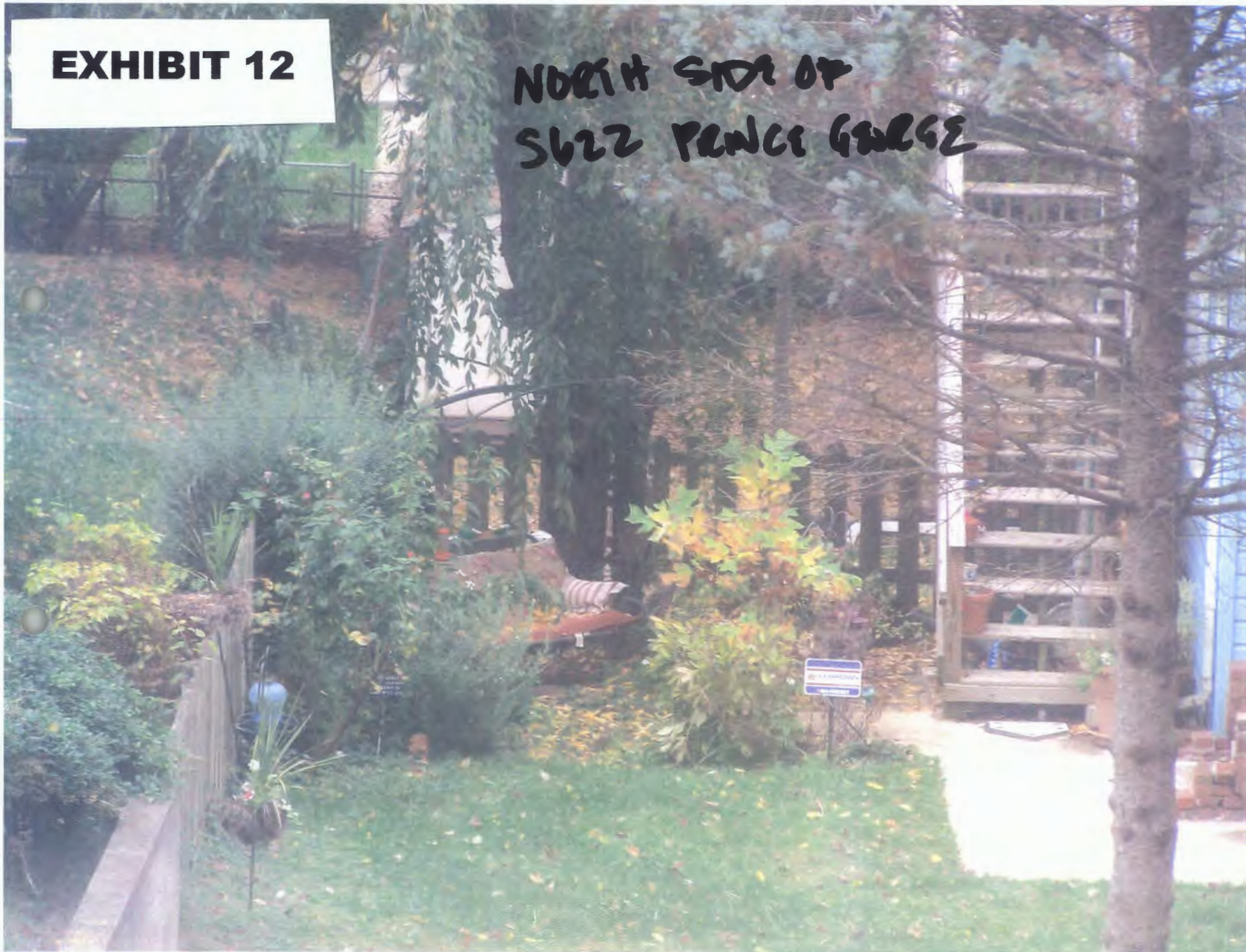


08/20/2009



**EXHIBIT 12**

NORTH SIDE OF  
5622 PRINCE GEORGE





**EXHIBIT 13**

**NORTH SIDE OF  
3622 PENNA GROVE**





**EXHIBIT 14**

**NORTH SIDE STAND FLOOR  
DECK AT 5622 PRINCE  
GEORGE**



Rebecca M. Wheatley  
Legal Secretary  
Office of the People's Counsel for Baltimore County  
410-887-2188 Phone  
410-823-4236 Fax





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5622 PRINCE GEORGE ST  
which is presently zoned PR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situated 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 APPLICATION OF B&R SECTION 409.6(A)(1), REQUIRED NUMBER OF PARKING SPACES, TO A CONVERSION UNDER SECTION 402.1, LOCATED AT 5622 PRINCE GEORGE STREET. PDM'S INTERPRETATION OF SECTION 409.6(A)(1) RESULTS IN FAILURE TO ENFORCE THE REGULATION REQUIRING A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT.

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 bound 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.

## PETITIONER Contract Purchaser/Lessee:

DAWN HARRIS  
Name - Type or Print  
Dawn Harris cell 410-422-5239  
Signature  
5625 PRINCE GEORGE  
Address  
GWYNN OAK MD 21207  
City State Zip Code

## Attorney For Petitioner:

GREIGHER GRAVES  
Name - Type or Print  
[Signature]  
Signature  
cell 202-297-0425  
Company  
5625 PRINCE GEORGE  
Address  
GWYNN OAK MD 21207  
City State Zip Code

## Legal Owner(s):

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

## Representative to be Contacted:

Name  
\_\_\_\_\_  
Address Telephone No.  
\_\_\_\_\_  
City State Zip Code

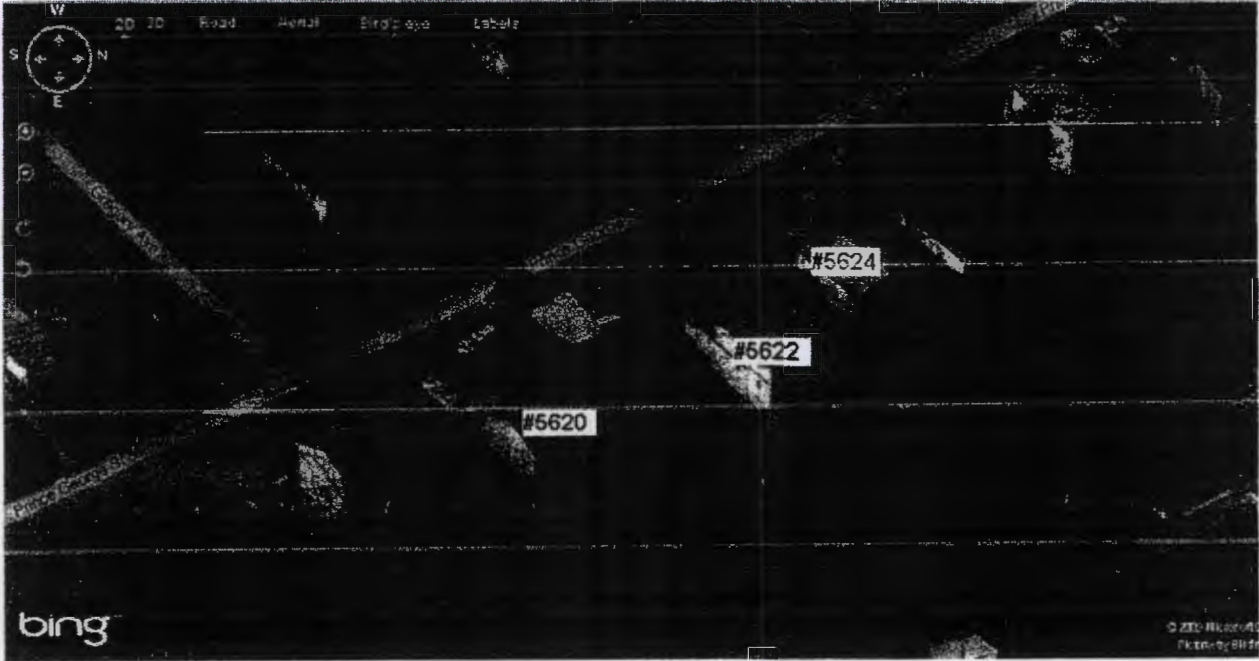
## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

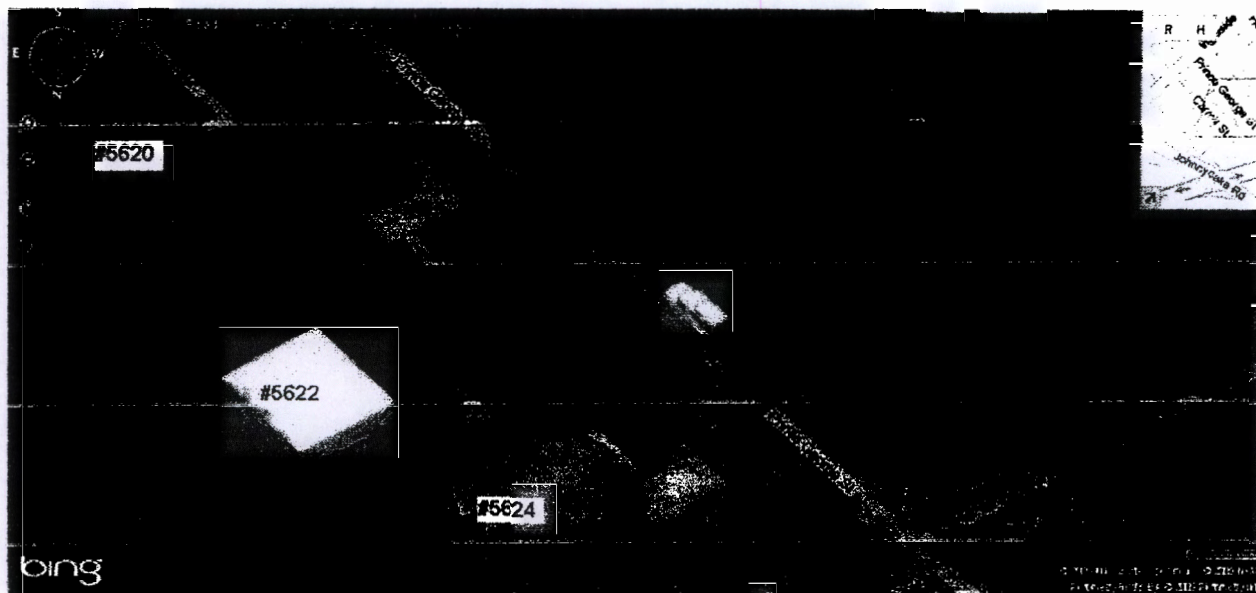
UNAVAILABLE FOR HEARING \_\_\_\_\_

Case No. 2010-0062-SPH

Reviewed By D.J. Date 8/20/09







## EXHIBIT 29

GRAVEL ADDITION AT  
5622 PRINCE GEORGE





**EXHIBIT 16**

**ZONING MAP**

**ALLEY**

**GEORGE ST**

**LANDINGTON AVE**

**PRINCE GEORGE ST**

**095B3**

**GREGORY AVE**

**VE**

1221

5628

5626

1216

5624

5622

212

5620

5625

1211

1216

1209

**PDM # 010508**

5619

1208

5614

1206

5612

1202

EXHIBIT 17

GREGORY AVENUE (SOUTH)  
"NO PARKING"





EXHIBIT 18 ● GREGORY AVENUE (NORTH)  
'NO PARKING'



**EXHIBIT 19** ● **LANDINGTON AVENUE (NORTH)**  
**'NO PARKING'**





EXHIBIT 20

LANDINGTON AVE 'NO PARKING'

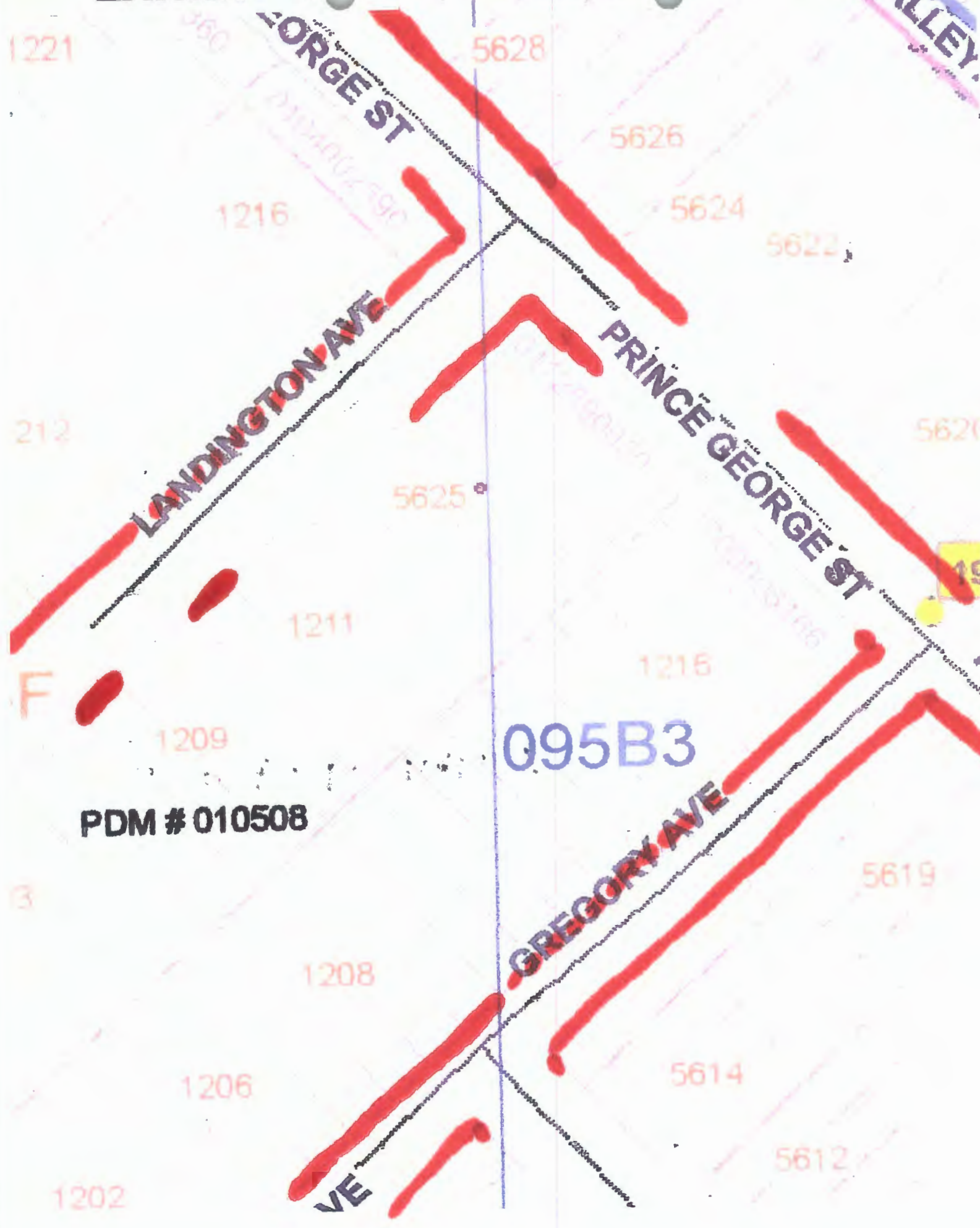
(South)



**EXHIBIT 21**

**NO PARKING**

**ALLEY**



**095B3**

**PDM # 010508**



## EXHIBIT 22

VEHICLES OWNED BY RESIDENTS OF  
5622 PRINCE GEORGE RD PARKED IN  
FRONT OF 5625 PRINCE GEORGE





# EXHIBIT 23

VEHICLE OWNED BY RESIDENTS OF 5622  
PRINCE GEORGE PARK RD ON ~~WEST~~ SIDE  
OF 5625 PRINCE GEORGE





# EXHIBIT 24

6525 Prince George  
Gwynn Oak, MD 2107

Mr. Robert M. Alark  
5622 Prince George Street  
Baltimore MD 21207

Dear Mr. Alark:

As you know, your upstairs tenants have been parking their vehicles in front of our property for over four years. I fail to understand why they do not park in front of the property they rent from you. I have confirmed with Baltimore County Department of Public Works, Traffic Engineering that is legal to park on either side of Prince George between Landington and Gregory streets.

I am sure you appreciate our desire to be able to park in front of the property we own. I had a conversation with your female tenant and kindly requested that she park all vehicles registered to your property in front of your property. She refused. Unfortunately, an amicable resolution to this issue is not possible with your tenants. Therefore, I have no other recourse but to ask Baltimore County Office of Code Inspections and Enforcement to review whether the apartment meets all legal requirements related to tenants, property specifications, etc. If not, I will pursue all legal channels to ensure that you no longer operate as a rental property, thereby limiting the number of vehicles in the neighborhood. I conducted a preliminary review of the Maryland, Baltimore County laws and regulations in order determine whether your rental property meets all legal criteria. I find it extremely doubtful that your property complies with all applicable laws and regulations.

I am sure you are aware that our properties are located in Baltimore County Residential Zone DR 5.5, single family, semi-detached, duplex, multi-family with compatibility. It is my understanding that "compatibility" means that the rental unit must be rented to family members or no more than one other unrelated adult. (Also see also Baltimore Maryland County Code, Article 402, Conversion of Dwellings, Section 402.1 for land specifications.)

In addition, the Baltimore County Council passed Bill 87-07, requiring that all buildings or a portions of a building that contain one to six dwelling units, intended, or designed to be rented, leased, let or be hired out to be occupied for living purposes be registered and licensed with Baltimore County. Any person who owns and rents a dwelling unit or a portion of a dwelling unit without a license may be

subject to the denial, suspension, revocation or non-renewal of the license and/or civil penalties of \$25 per day for each day a violation occurs and \$200 per day for each day a correction notice is not complied with, and there will be a \$1,000 fine for not complying with the Rental Registration Law.

I regret involving you in this dispute with your tenants. However, unless you can convince your tenants to refrain from parking in front of our property immediately, I have no other option than pursuing this course of action for a resolution of the issue.

Sincerely,

Gretchen Y. Graves, Esq.  
Attorney At Law  
Member, Maryland Bar



# EXHIBIT 25

S622 PRINCE GEORGE DUNERS PARKED  
ON PRINCE GEORGE AND EMPTY PARKING  
PAD AT S622 PRINCE GEORGE





# EXHIBIT 26

PARKING PAD AT 5622 PRINCE GEORGE  
WITH THE ONE VEHICLE REGULARLY PARKED  
ON PAD



08/20/2009



## EXHIBIT 27

VEHICLE DOWNED BY RESIDENT OF 5622  
PRINCE GEORGE PARKED ON PRINCE  
GEORGE ACROSS STREET FROM AND  
FURTHER DOWN FROM 5622 PRINCE GEORGE



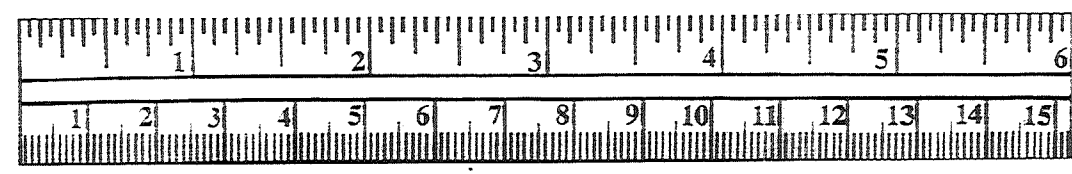


## EXHIBIT 28

GRAVEL ADDITION AT  
5622 PRINCE GEORGE







Reced from Original - February, 1964



CATONSVILLE MANOR

BALTIMORE COUNTY - MARYLAND

SURVEYED & LAID OUT BY  
J. SPENCE HOWARD

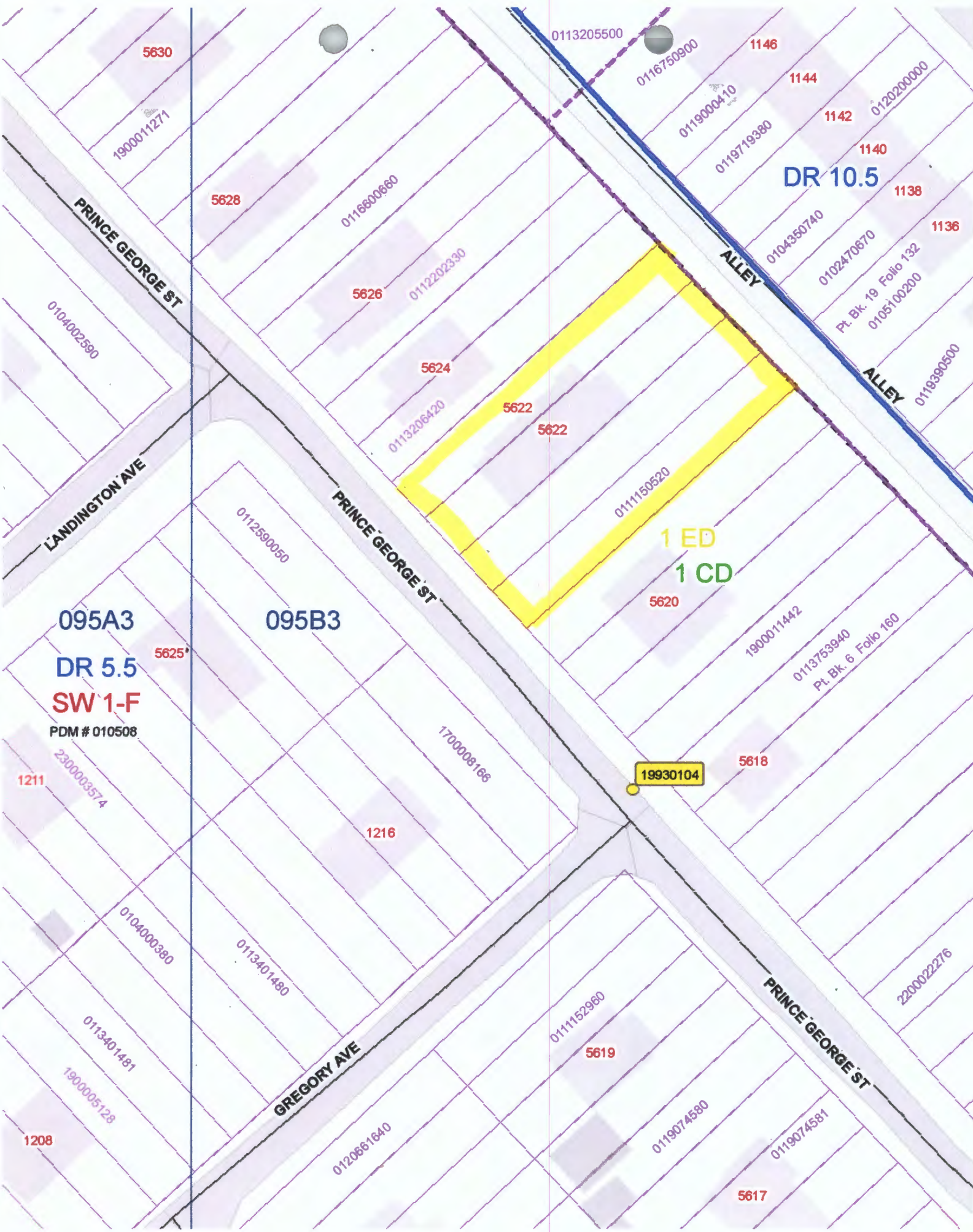
CIVIL & CONSULTING ENGR BALTIMORE, MD.

SCALE 1" = 100' AUGUST, 1918.

To be recorded among the  
Land Records of Baltimore  
County in connection with a  
Mortgage dated October 19, 1917  
from the J. M. Holloway Co.  
to Robert Moffitt & Co.,  
Executors and Administrators

Plat accompanying Mortgage  
The J. M. Holloway Co.  
Robert Moffitt & Co.,  
Filed for Record  
November 1st 1918.  
J. Wm. S. Cole, Clerk





095A3  
DR 5.5  
SW 1-F  
PDM # 010508

095B3

DR 10.5

1 ED  
1 CD

19930104

2010-0062-SPH

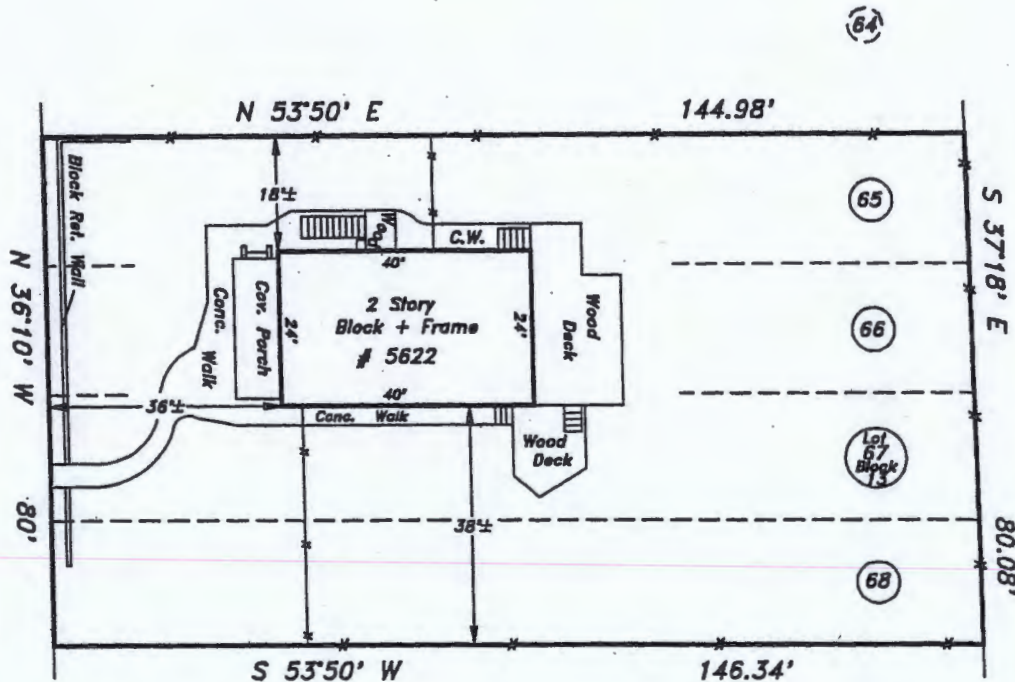


NOTES:

- 1) B.R.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone Information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 1'±



PRINCE GEORGE STREET  
40' R/W



Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel # 240010 0390 B. Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as Lots 65, 66, 67, + 68 Block 13 Plat No. 4 "CATONSVILLE MANOR" and recorded among the land records of Baltimore County, Maryland in Plat 6, folio 160 for the purpose of locating the improvements thereon.

- \* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- \* This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- \* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins  
Professional Surveyor #96

LOCATION DRAWING  
5622 Prince George Street  
Baltimore County, Maryland

NTT Associates, Inc.

16205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Ph. (410)442-2031  
Fax No. (410)442-1315

Scale: 1" = 30'

Date: 4.23.96

Field By: bp

Drawn By: bp

Drawing # 10136 CAT



# PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

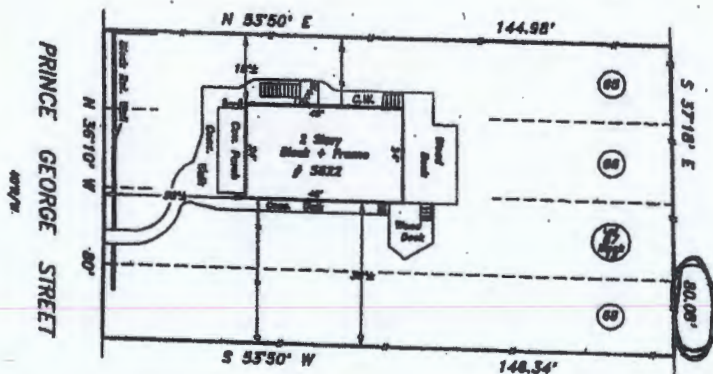
PROPERTY ADDRESS 5622 PRINCE GEORGE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GWYNNOAK (FORMERLY CATONSVILLE MANOR)

PLAT BOOK # 6 FOLIO # 160 LOT # 65 SECTION # 68

OWNER ROBERT ALARK, SR

NOTES:  
1. The information on this plat was obtained from existing records and is not guaranteed by NTC, Inc.  
2. NTC, Inc. does not warrant the accuracy or completeness of the information on this plat.  
3. NTC, Inc. does not warrant the accuracy or completeness of the information on this plat.  
4. NTC, Inc. does not warrant the accuracy or completeness of the information on this plat.



Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel 240010 0380 B Effective March 2, 1981

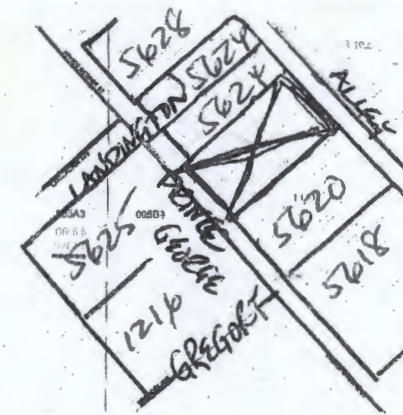
This is to certify that I have surveyed the property shown hereon, being known as Lots 65, 66, 67, + 68 Block 13 Plat No. 4 "CATONSVILLE MANOR" and recorded among the land records of Baltimore County, Maryland in Plat 6, folio 160 for the purpose of locating the improvements thereon.



LOCATION DRAWING  
5622 Prince George Street  
Baltimore County, Maryland

NTT Associates, Inc.  
18205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Ph. (410)442-2031  
Fax No. (410)442-1315

Scale: 1" = 30'  
Date: 4-23-98  
Field By: bp  
Drawn By: bp  
Revision: 1011A PAT



VICINITY MAP  
SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 095B3

ZONING D.R.55

LOT SIZE 0.27 ACRES 11,600 SQUARE FEET

|       | PUBLIC                              | PRIVATE                  |
|-------|-------------------------------------|--------------------------|
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                              | YES                      | NO                                  |
|------------------------------|--------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/BUILDING   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING         | NONE                     |                                     |

## ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

D.T. | 0062 | 2010-0062-SPH



NORTH

PREPARED BY

SCALE OF DRAWING: 1" = 30'