



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 20, 2014

Jonathon Herbst, Esquire
102 W. Pennsylvania Avenue
Suite 600
Towson, Maryland 21204

C. William Clark, Esquire
Nolan, Plumbhoff & Williams, CHTD.
Suite 700 Nottingham Center
502 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Property: 716 Scarlett Drive
Case No.: 2015-0058-SPH

Dear Mr. Herbst:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR SPECIAL HEARING

(716 Scarlett Drive)

9th Election District

5th Councilmanic District

Derek Ecolono

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0058-SPH

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Derek Ecolono, legal owner. The Special Hearing was filed pursuant to § 408.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a Rooming/Boarding House.

Appearing at the public hearing in support of the requests was Derek Ecolono, represented by Jonathon Herbst, Esq. Numerous members of the community attended the hearing and opposed the Petition, and their names are reflected on the sign-in sheets. C. William Clark, Esq., represented the Protestants. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP). That agency did not support or oppose the request, but suggested certain conditions to be included if the Petition was granted.

The subject property is zoned DR 3.5. The property is approximately 10,000 square feet in size, and is improved with a single family dwelling constructed in 1956. Petitioner proposes to have his daughter and three of her friends reside in the home, which under the B.C.Z.R. would constitute a boarding or rooming house. Such a use is permitted in a single family dwelling

ORDER RECEIVED FOR FILING

Date

11/20/14

By

den

provided the applicant satisfy the special exception standards set forth at B.C.Z.R. §502.1 and a variety of other requirements listed in §408B.1.

Boarding house cases usually generate a great deal of interest and community involvement (opposition) and this case was no exception. The owner's parents were the original owners of the home, and Mr. Ecolono described the property and his fondness for and memories of the neighborhood. Each of the four tenants testified and described the improvements they made to the home. They each said the property feels like a "home," not a boarding house.

The community vehemently opposes the request. Tammy Bollinger, President of the Campus Hills Community Association (consisting of 369 single family dwellings), testified the Association voted against the request at its October 2014 meeting. She also stated the neighborhood covenants (Protestant's Exhibit 3) permit only dwellings for single families (not unrelated adults), and she worried that a boarding house would cause a decline in property values and "open the door" to other such uses in the community. Several other community members expressed similar concerns.

The case presents a variety of legal issues, including whether or not the covenants are relevant in this proceeding. While it appears the covenants are recorded among the Baltimore County land records, and would be enforceable in a private civil action in circuit court, they cannot be considered in the context of this zoning case. In Blakehurst Life Care Community v. Baltimore County, 146 Md. App. 509, 520-21 (2002), the court stated the general rule that an administrative agency (like the Office of Administrative Hearings) does not have authority to interpret and/or enforce a private covenant agreement. As such, I will not consider the covenants admitted as Protestant's Exhibit 3.

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Date 11/20/14
By Sen

The other legal issue concerns the sufficiency of the site plan, which was admitted as Petitioner's Exhibit A. This exhibit does not depict the location of dwellings on adjacent lots, nor does it specify the location and dimensions of the required off-street parking (4 spaces are required per B.C.Z.R. §409.6.A.1, 1 per tenant bed). Upon review of the case file, it appears Petitioner submitted with the Petition a more detailed site plan containing a vicinity map and additional details as required by B.C.Z.R. §408B.1.A.1. But this plan was not offered as an exhibit in this case.

Even if I were to consider the more detailed site plan, it is nonetheless deficient and not in compliance with the regulations. That plan does not show the length of the existing "paved drive," nor does it include the dimensions for and precise location of the required four (4) off-street parking spaces. B.C.Z.R. §§ 409.2 & 409.3. The plan indicates the driveway is 9 feet wide, but the regulations require it to be a minimum of "12 feet in width." B.C.Z.R. §409.4.A. While these requirements could be modified if variance relief was granted, such a petition was not filed in this case.

As such, the Petition will be denied based on these deficiencies, and I will therefore not address whether or not Petitioner has satisfied the special exception standards. I recognize that this disposition will create a hardship for the four (4) residents, each of whom considers the property to be their "home," and each one is employed in the vicinity as well. To mitigate this harsh result and to provide ample time for them to secure housing, Petitioner (and by extension, the tenants) will be given a six (6) month grace period in which to comply with the zoning regulations.

THEREFORE, IT IS ORDERED this 20th day of November, 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 11/20/14

By den

IT IS FURTHER ORDERED that Petitioner shall have six (6) months from the date hereof in which to bring the property into compliance with the zoning regulations.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 11/20/14

By slh



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7116 SCARLETT DRIVE TOWSON, MD 21286 which is presently zoned DR3.5
Deed References: 119730/00344 10 Digit Tax Account # 0905150190
Property Owner(s) Printed Name(s) DEREK JOSEPH ECOLONO

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Section: 408.B BC22 To permit a Rooming boarding house

2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. _____ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Derek Ecolono

Name #1 - Type or Print

Name #2 - Type or Print

DJ E

Signature #1

Signature #2

11 Rolling Greens Ct. Lutherville MD

Mailing Address City State

21093, 410-371-8270, decolono@live

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0058-SPH Filing Date 9/17/14

Do Not Schedule Dates: **ORDER RECEIVED FOR FILING**

Reviewer G.A.

REV. 10/4/11

Date 11/20/14

By Den

BEGINNING for the same at a point on the north side of Scarlett Drive said point being 311.66 feet as measured along the north side of Scarlett Drive and Saylor Court thence south 69 degrees 57 minutes 36 seconds west 72.00 feet binding on the north side of Scarlett Drive thence north 20 degrees 2 minutes 24 seconds west 138.00 feet thence north 69 degrees 57 minutes 36 seconds east 72.00 feet thence south 20 degrees 2 minutes 24 seconds east 138.00 feet to the point of the beginning; the improvements thereon being known as 716 Scarlett Drive. Subject to a 10 foot drainage easement along the third or north 69 degrees 57 minutes 36 seconds east course. Being lot 9, block F as shown on the Plat of Campus Hills Section South II A, said Plat being recorded among the Land Records of Baltimore County in Liber GLB 22 folio 66;

2015-0058 SPH

CERTIFICATE OF POSTING

CASE NO: 2015-0058-SP4

PETITIONER/DEVELOPER
DELEK E. COLONO

DATE OF HEARING/CLOSING:

10/31/14

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

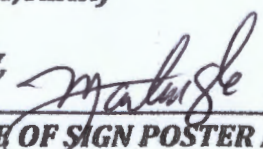
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

716 SCARLETT DRIVE

THIS SIGN(S) WERE POSTED ON October 11, 2014
(MONTH, DAY, YEAR)

SINCERELY,

 10/11/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING

NOTICE

CASE # 2015-0058 SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER

IN TOWSON, MD

PLACE: ROOM 205 JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: Friday October 31, 2014 1:30pm

REQUEST:

Special Hearing to

Permit a rooming

boarding house.

PHOTOGRAPHS ARE TO BE TAKEN AND OTHER TOWSON AND BOWTIEBROS WEBSITE

TO CORRECT INFORMATION AND BE ON

DO NOT REMOVE THIS SIGN AND PUT DENTAL DEBRIDE DATE (OTHER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

my sister's 10/11/14



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 30, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2015-0058-SPH

716 Scarlett Drive

N/s Scarlett Drive, 352 ft. w/of centerline of Seabrook Road

9th Election District – 5th Councilmanic District

Legal Owners: Derek Ecolono

Special Hearing to permit a rooming boarding house.

Hearing: Friday, October 31, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Derek Ecolono, 11 Rolling Greens Court, Lutherville21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 11, 2014**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 9, 2014 Issue - Jeffersonian

Please forward billing to:

Derek Ecolono
11 Rolling Greens Court
Lutherville, MD 21093

410-371-8276

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0058-SPH

716 Scarlett Drive

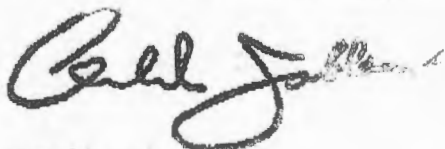
N/s Scarlett Drive, 352 ft. w/of centerline of Seabrook Road

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
716 Scarlett Drive; N/S Scarlett Drive,
352' W of c/line of Seabrook Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): Derek Ecolono
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-058-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 26 2014

.....

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 26th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to Derek Ecolono, 11 Rolling Greens Court, Lutherville, MD 21093, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2015-0058-SPH
Petitioner: Derek Ecdiono
Address or Location: 716 Scarlett Drive Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Derek Ecdiono
Address: 11 Rolling Greens Ct.
Lutherville, MD 21093
Telephone Number: 410-371-8276

ARTICLE 4: SPECIAL REGULATIONS

SECTION 408B: Boarding- or Rooming Houses in D.R. Zones

[Bill No. 124-1993]

§ 408B.1 Permit procedure; regulations.

Notwithstanding any provision in these regulations to the contrary, boarding- or rooming houses are permitted in D.R. Zones, subject to the provisions of this section.

- A. Upon application to the Department of Permits, Approvals and Inspections, the Director may issue a use permit for a boarding- or rooming house under the following procedure:
[Bill No. 122-2010]
1. Upon application, the applicant shall provide the following information:
 - a. The maximum number of tenants expected to live on the property.
 - b. A site plan indicating the location and type of structure and the proximity of dwellings on adjacent lots.
 - c. The location of the required off-street parking spaces.
 - d. A floor plan indicating the number of bedrooms and bathrooms.
 - e. Such other information as the Director may require.
 2. Notice and hearing.
 - a. On the property in question, notice of the application for the use permit shall be conspicuously posted for a period of 15 days following the filing of the application.
 - b. Within the fifteen-day posting period, any interested person may file a formal request for a public hearing before the Zoning Commissioner in accordance with Section 500.7.
 - c. If a formal request for a public hearing is not filed, the Director, without a public hearing, may grant a use permit for a boarding- or rooming house in a D.R. Zone if the proposed use meets the requirements of this section and Section 502.1. The use permit may be issued with such conditions or restrictions as determined appropriate by the Director to satisfy the provisions of this section and Section 502.1 and to ensure that the boarding- or rooming house will not be detrimental to the health, safety or general welfare of the surrounding community.
 - d. If a formal request for a public hearing is filed, the Director shall schedule a date for the public hearing before the Zoning Commissioner, such hearing to be held not less than 21 days and not more than 90 days from the date of filing of the request for public hearing.
 - e. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:
 - (1) Findings following the public hearing.
 - (2) The character of the surrounding community and the anticipated impact of the proposed use on that community.
 - (3) The manner in which the requirements of this section and Section 502.1 and other applicable requirements are met and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the use will not be detrimental to the health, safety or general welfare of the

surrounding community and as are deemed necessary to satisfy the objectives of this section and Section 502.1 of these regulations.

- f. If a formal request for a public hearing is not filed and notwithstanding any provision herein to the contrary, the Director may, at his or her discretion, require a public hearing whereat the applicant shall be required to satisfy the burden of proof required for such use to be granted.
- g. Notwithstanding the provisions of Section 1Bo1.1B, the Director, or the Zoning Commissioner if a hearing is requested, or the County Board of Appeals, upon appeal, may modify Section 1Bo1.1B.1.b as it pertains to such use in D.R. Zones.

B. Boarding or rooming houses are permitted only in single-family detached dwellings.

C. The applicant shall be required to keep and preserve accurate occupancy records, including the name, social security number and dates of occupancy of each tenant and shall make such records available to the Fire Department, Police Department, Department of Permits, Approvals and Inspections and other appropriate governmental agencies.
[Bill No. 122-2010]

D. Off-street parking spaces shall be located in the side or rear only, unless otherwise approved by the Zoning Commissioner, and shall be landscaped in accordance with the Class A requirements of the Landscape Manual.

E. After the effective date of Bill No. 124-93, a new boarding- or rooming house is not permitted next to an existing boarding - or rooming house unless permitted after a public hearing pursuant to Section 408.B.

F. Upon approval of the initial use permit, the applicant, operator, owner or lessee of the property or premises at issue shall be required to renew the use permit annually, to be dated from the month of the initial approval. Such renewal shall not be subject to Section 408B.A.2 above.

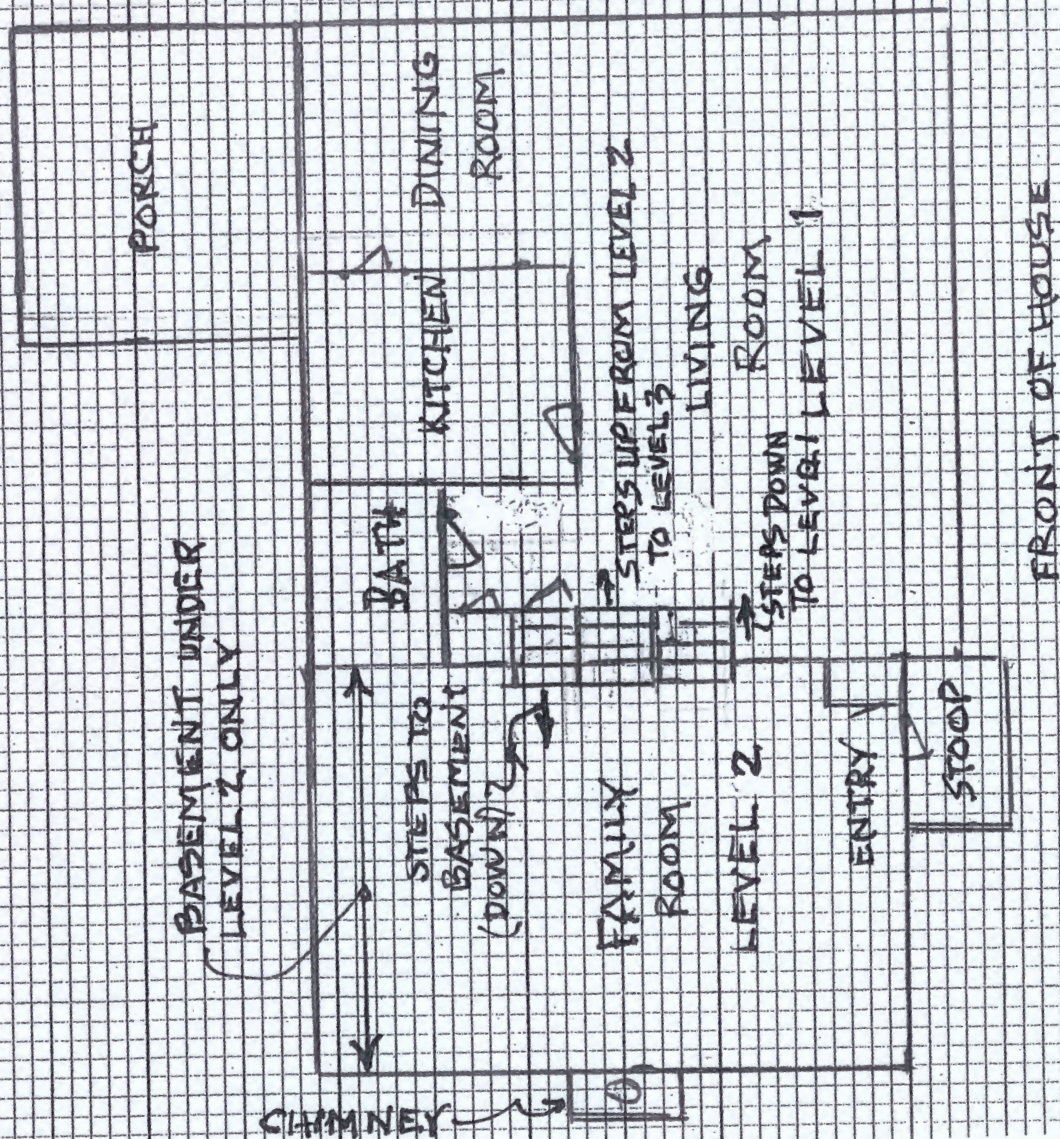
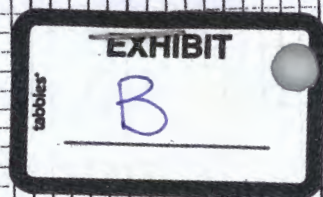
G. The Director may suspend, revoke or refuse to renew the use permit for the following reasons:

1. The applicant has made any false or misleading statement in any application or other document required to be filed under this section.
2. The applicant has failed to comply with the Livability Code; the applicable zoning regulations; or the noise, litter, fire, health or sanitation ordinances of Baltimore County.
3. The applicant has failed to comply with the terms and conditions of the initial approval.

H. The applicant, as a condition precedent to the approval of the initial use permit, shall be required to permit the county to enter and inspect the premises upon twenty-four-hour notice to the applicant, operator, owner or lessee of the property or premises.

I. Appeals from any decision or order of the Director or Zoning Commissioner may be taken to the Board of Appeals in accordance with § 32-3-401 of the Baltimore County Code.

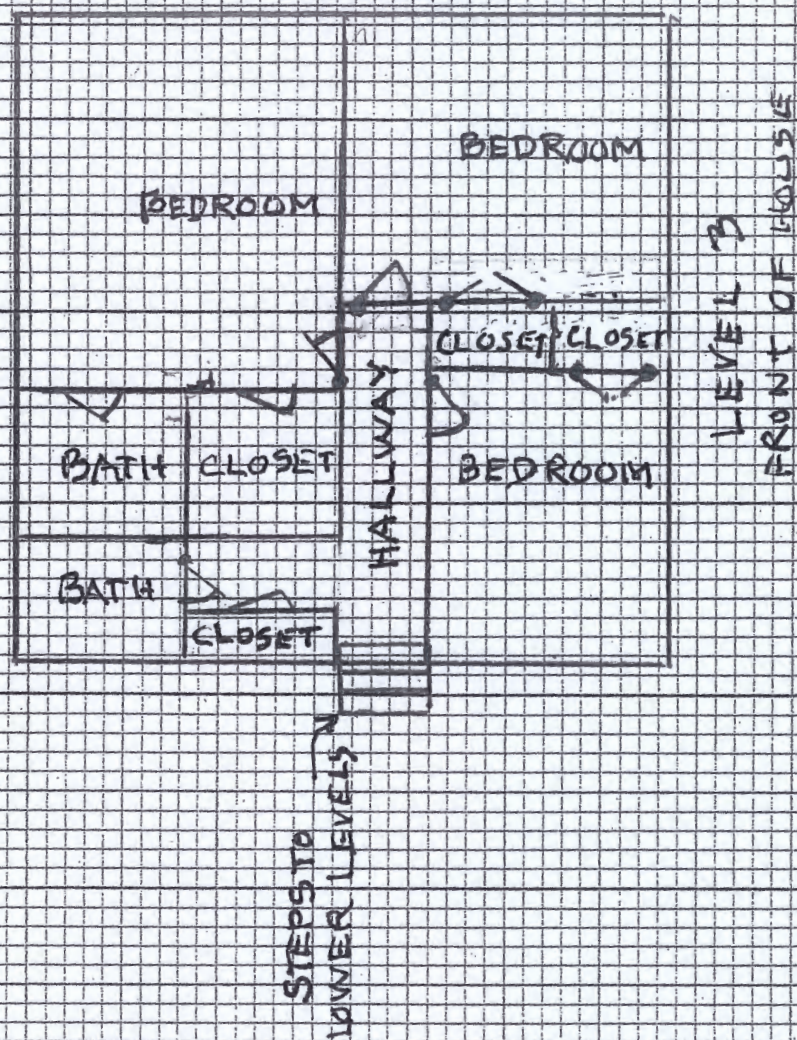
[Bill No. 137-2004]



HOUSE 716 SCARLE
CAMPUS HILLS S
TOWSON, BALTIMO
MARYLA

FLOOR PLAN- L

SCALE: 1/8" = 1'-0"



HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY
MARYLAND

FLOOR PLAN - LEVEL 3

SCALE: 1/8" = 1'-0"

DATE: AUGUST 9 2014

10/31/2014

Case No.: 2015-0058-SPH

Exhibit Sheet

11/20/14
SenPetitioner/~~Developer~~

Protestants

PW
12-23-14

No. 3 A	Site plan	1	Use permit application dated 8-6-14
No. 4 B	Floor Plan	2	Site plan
No. 5 C	Google Earth photos	3	
No. 6 D	Photos-interior	4	Deed, folio 19730 pg. 344
No. 7 E	Plat- Campus Hills	5	Google Map photo 716 Scarlett
No. 8 F	Petition signed by neighbors	6	Land Development Map
No. 9 G	Photos- Master Bedroom + Bath	7	" "
No. 10 H	Email dated 10-21-14 w/ attachments	8	Campus Hills Bylaws
No. 11 I	Photos - interior	9	Google Earth photo
No. 12 J	Photo- interior	10	SDAT record
No. 13 K	Nock Corp. letter dated 10-29-14	11	B+W photos
No. 14 L	Photo- Bedroom #3	12	Letter dated 10-24-14 to Zoning Review

EXHIBIT

C

tabbles



Google earth

feet
meters

100
40



HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY
MARYLAND

AERIAL PHOTO

DATE: AUGUST 9, 2014



Google earth

feet 10
meters 3



HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY
MARYLAND

HOUSE PHOTO

DATE: AUGUST 9, 2014

Case No.:

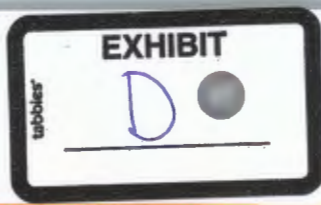
2015-0058-SPH

Exhibit Sheet - Continued

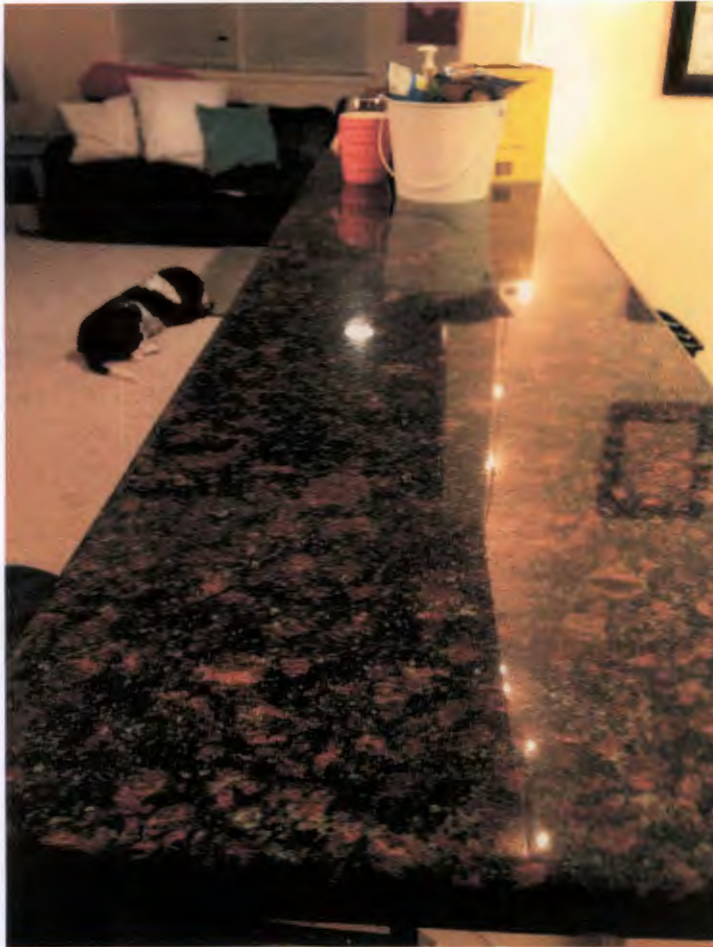
Petitioner/Developer

Protestants

No. 13 M	Mapquest document	13	Order in No. 2010-0042-SPH
No. 14 N	Campus Hills Newsletter Fall 2014	14	Board of Appeals Order in No. 10-042-SPH
No. 15 O	SDAT records dated 10-9-2014	15	Circuit Court docket sheet printout
No. 16 P	Emails re: 716 Scarlett	16	Order Case No. 2012-0262-SPHA
No. 17		17	Order in Case No. 07-294-SPH
No. 18			
No. 19			
No. 20			
No. 21			
No. 22			
No. 23			
No. 24			



KITCHEN



Granite Detail



KITCHEN #2



Dining Room



Dining Room



LIVING ROOM

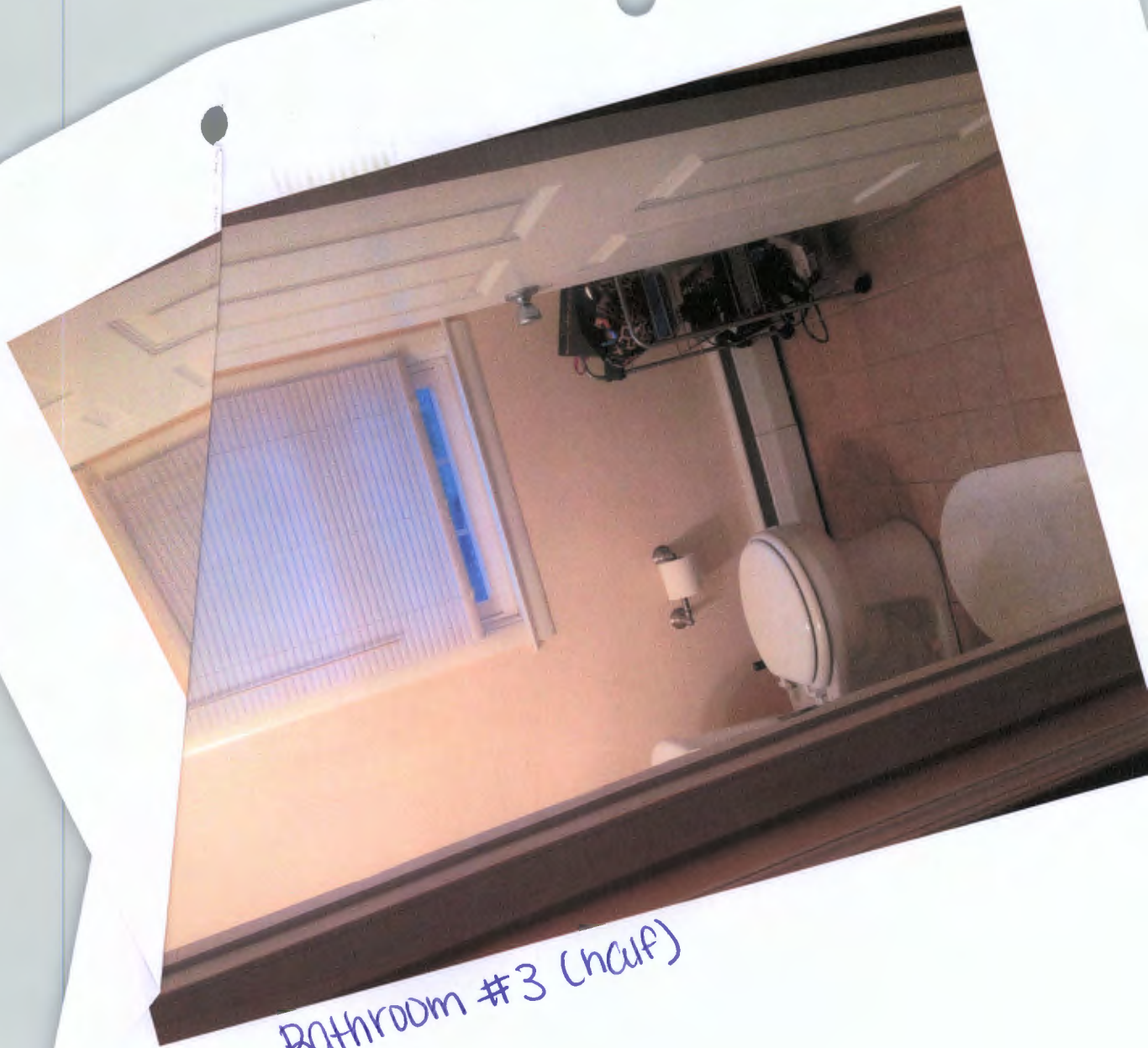


Full Bath #2



Full Bath #2 vanity





Bathroom #3 (half)



Hard Wood Floors





Five Place



Family Room

F

716 Scarlett Drive, Towson, Md. 21286,

would like to let the County know that there have not been any recent issues in relation to their living arrangement. We do not object to Taylor (property owners daughter) living with three other people for a total occupancy of 4 adults. Furthermore, we do not have an issue with Derek Ecolono (owner) obtaining a Use Permit for a Boarding/Rooming House for the said property so this can all be done in accordance with County Code Laws.

Signature

Address

Antioch, 8-3-14 719 Lowell Ave 21286

E Robert Leroy 8-3-14 610 Seabrook Rd 217186

KPM Co 8/4/18 715 Scarlett Dr, 2120

Emily Meoli 8/4/14 700 Scarlett Dr. 21286

Harold Morrell 3/5/4718 Scarlett Dr

Sam A. Lally " 706 Pearl St. 2/18

John Wynn 8/2/14 706 SHELLEY RD. 2128

Tom Mullany 8/2/14 709 SCARLETT DR. 21286



master Bedroom



MASTER BATH SHOWER DETAIL



MASTER BATH VANITY



Taylor Ecolono <tecolono@gmail.com>

Fwd: Boarding House Issue

5 messages

meolien@aol.com <meolien@aol.com>

Tue, Oct 21, 2014 at 7:51 AM

To: tecolono@gmail.com

Hi there, here is the letter I sent. As I said yesterday, I am sorry I can not be more supportive of you guys. I hope you understand.

-----Original Message-----

From: meolien <meolien@aol.com>

To: information <information@campushills.org>

Sent: Mon, Sep 1, 2014 1:04 pm

Subject: Boarding House Issue

Dear Campus Hills Community Association,

My family has recently moved into Campus Hills and we have already fallen in love with the community. We live very close to the house in question: 716 Scarlett Drive. The occupants currently living in this house have been courteous and helpful to our family. They have been good neighbors and we have had no personal problems with them since moving in to the neighborhood in May.

With this being said, I would like to make a statement that our family is not in favor of having a house zoned as a 'boarding house' in this community. I have lived in communities where many houses have had more occupants then regulations have allowed and it has caused many problems for my family. The occupants of 716 Scarlett Drive have not been a problem to us, but changing the zoning for one home opens the door for changes that would not have a positive effect on our community.

Please let me know if you have any questions.

Respectfully Submitted,

Emily Meoli
720 Scarlett Drive
443.676.9036

Taylor Ecolono <tecolono@gmail.com>

Tue, Oct 21, 2014 at 8:59 AM

To: meolien@aol.com

Hi there!

We completely understand and appreciate all the help you have been! Thank you for responding to the association with such kind words. This is all we ask, considering most of the emails/newsletters have said negative things about us personally that are clearly not true. Hopefully we can come to some type of agreement in court that allows only the four of us to live in the house with no more problems. Fingers crossed! Once again, we appreciate you talking with us and being so understanding! Best of luck with surgery and maybe we will see you in court!

Thank you,
Taylor Ecolono
[Quoted text hidden]

To whom it may concern:

Taylor Ecolono and several of her friends have been living at 716 Scarlett Drive in Towson, MD since Spring 2014, and are my next door neighbors. I own and live at 714 Scarlett Drive.

As far as I am concerned, they have been excellent neighbors. I have seen no signs of any poor or rowdy behavior or any other actions that would cause me concern.

It is my understanding that 716 Scarlett Drive is owned by Taylor's father, Derek Ecolono, who previously lived there as a child and adolescent, and inherited the property from his parents. I have lived at 714 Scarlett Drive for many years and have known the Ecolono family for many years. It is my experience that the Ecolono family has always been excellent neighbors, and are just very good people in general.

If anyone wishes to discuss the contents of this letter with me, I can be reached at 410-823-5623.

Sincerely,

A handwritten signature in black ink that reads "Clem Mueller". The script is cursive and fluid, with the first letters of the first and last names being capitalized and prominent.

Clem Mueller

To whom it may concern,

I have lived at 718 Scarlett Drive, next door to Taylor Ecolono, Sarah Lewis, Leah Capozzi, and Julia Townsend since they moved into 716 Scarlett Drive, Towson, MD in late spring of 2014.

My family and I have never had a problem with any of the 4 residents, or any of their actions. We have read the article in the Campus Hills newsletter, as well as the e-mails and do not agree with these accusations, nor have we witnessed any of the behavior stated in said documents. These women have never been anything other than kind and courteous neighbors, and do not pose a threat to our community.

Thank you for your time and consideration.

Hamid Moradi and Family
718 Scarlett Drive

EXHIBIT

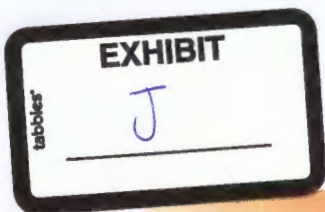
I



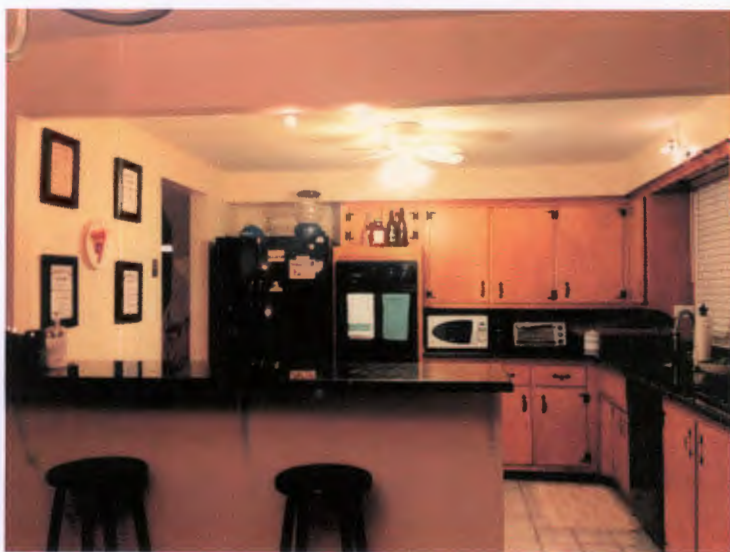
Bedroom #2



KITCHEN



BEDROOM #4



KITCHEN



October 29, 2014

To whom it may concern,

Sarah Lewis has been working at Knockorp, LLC full time since August of 2012. She is an exemplary employee, and is a reliable, responsible worker.

A handwritten signature in purple ink, appearing to read "J. F. Boggs".

John F. Boggs

Partner, Knockorp, LLC

EXHIBIT

tabbles®

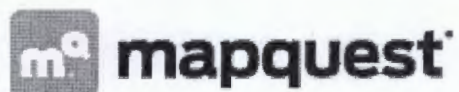
L



Bedroom #3



Bedroom #3



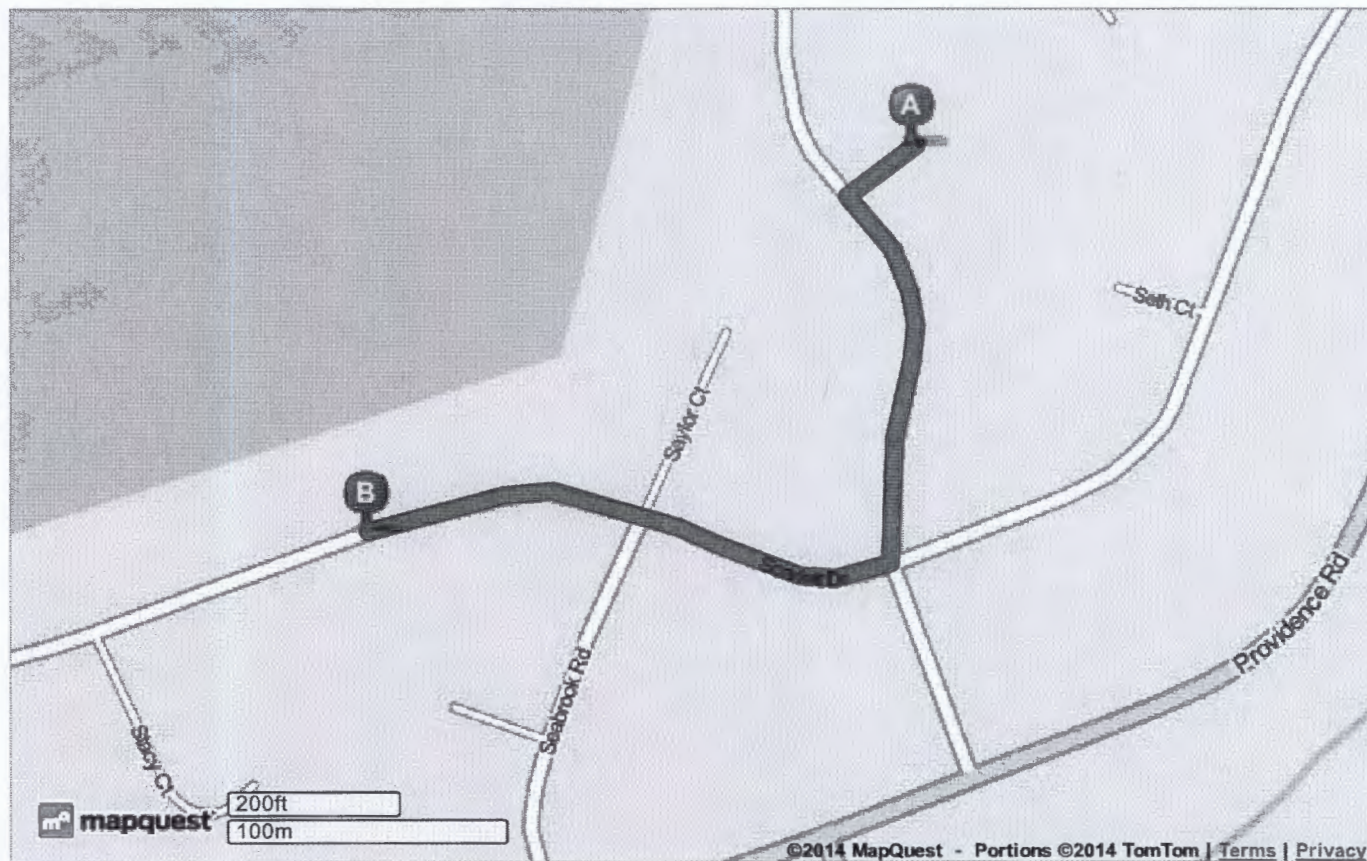
Trip to:

716 Scarlett Dr

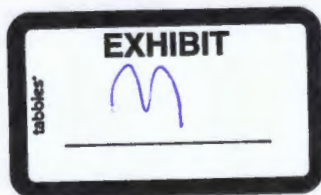
Towson, MD 21286-2905

0.27 miles / 1 minute

Notes



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A covenants
community

CAMPUS HILLS

News

Published by the Campus Hills
Community Association



FALL 2014

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A Boarding House in Campus Hills?!

The owner of 716 Scarlett Drive has requested a special hearing from zoning review to allow him to run a boarding house at this address. The board of directors of the Campus Hills Community Association is vehemently opposed to this. He currently has four college age individuals living here in violation of both our community's covenants and the county code.

Our covenants clearly state that our homes are for single family use only. Baltimore county goes further and defines "single family" as not more than two unrelated adults residing in one home. In July of this year, the owner was cited by the county as he was found to be in violation of the code. He has since refused to comply and continues to run an illegal boarding house.

Neighbors of this address have suffered such nuisance activity as illegal parking, partying, fighting and other poor behavior choices. On two occasions, Tamee Bollinger, President of the community association visited the residents to discuss their problematic activities and inquired as to the number of individuals residing at the address. Both times, she was met with dishonesty from the young residents as neighbors confirmed the number of occupants based on the comings and goings of the many vehicles at this address.

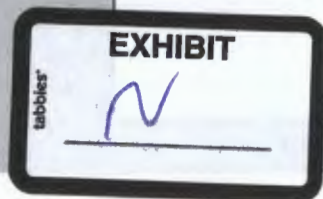
As a community association, it is our job to maintain our property values as well as the serenity and integrity of our community. This same set of standards applies to all owners and residents. If you would like to express your concerns, please write to Zoning Review at 111. W. Chesapeake Ave, Room 111, Towson, MD 21204. Better yet, attend the zoning review hearing on Friday, October 31st at 1:30pm in the 2nd floor hearing room of the Jefferson Building. If you would like to stay abreast of these types of activities in Campus Hills as well as other, positive activities, please register your email address on our community website at www.campushills.org and our community forum at www.nextdoor.com. You can also attend a board meeting to find out what's been happening in Campus Hills and neighboring communities. Please contact us at information@campushills.org to find out where and when.

"Take Notice.

Take Action.

Take Pride."

Many thanks from the Campus Hills Board of Directors



Mega Church?

You may have seen signs posted along the Providence Road corridor asking residents to oppose the development of a Mega Church in the area. Based on the information we've gathered, there was strong interest from a Mega Church to purchase the former Betty's Gardens Property at 1517 Providence Road as well as the roughly 20 acres surrounding the property. CHCA has been keeping an eye on the situation and the most recent news we've heard is that the Board of Public Works is considering a request by the Department of Natural Resources to grant \$653,500 of Program Open Space statewide funds for the acquisition of the land. This would mean the property would be managed in cooperation with the Baltimore County Recreation and Parks Department as a part of Cromwell Valley Park.

Stay up-to-date on the latest! Please register on our Nextdoor website or visit www.preserveprovidence.org.

A significant development of this nature, along with the thousands of cars each week associated with a Mega Church is unacceptable for the Providence Road corridor and the environment.



If you would like to express your concern to Councilman David Marks, you may reach him via the following methods:

Email: council5@baltimorecountymd.gov

Mail:

400 Washington Avenue
Towson, MD 21204
410-887-3384 (phone)
410-887-5791 (fax)



Digital Photo Contest Winners!

Congratulations to Jackie Rutkowski (pictured left) and Janice Flynn (pictured right) who were the winners of this year's digital photo contest. The contest was held Saturday, July 12th to Sunday, July 13th and featured 40 items which contestants had to find and photograph around Campus Hills. Keep an eye on our "Upcoming Events" section to find out when next year's contest will be held!

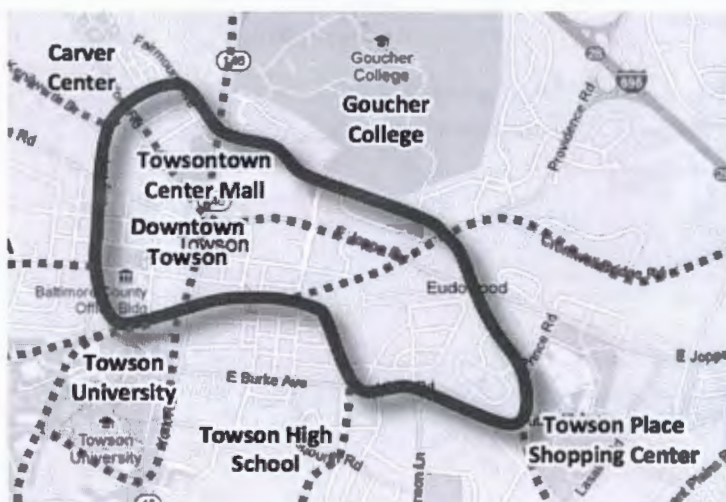


WE'RE ONLINE!

Register at: www.campus hills.org
www.facebook.com/campus hills
www.nextdoor.com/campus hills

TOWSON BIKE BELTWAY

The long awaited opening of the Towson "bike beltway" is finally complete. The official grand opening took place the week of September 15th.



The 4.3-mile bike loop was designed to connect downtown Towson and area neighborhoods to shopping, university and government centers, as well as to Towson High School.

The "bike beltway" is intended to help ease traffic congestion in the area.

Get out there and ride a bike—take advantage of the cooler weather!

For more information, visit: http://www.baltimoresun.com/news/maryland/baltimore-county/towson/ph-tt-bike-beltway-opens-0924-20140917_0,4067113.story

DUES!

If you have not paid your dues, Campus Hills Community Association is still graciously accepting them for the April 1, 2014 – March 31, 2015 fiscal year. Please send in yours using the form below. If you are a renter or part of a foundation, be sure to contact the home owner or manager to find out who will be responsible for payment.

Keep your voice active in our community—pay your dues to keep your vote on our future! Your support is greatly appreciated.

Community Association Dues

Amount Due: **\$50.00**

Special offer—\$10 OFF if paid before June 1st

Name: _____

Address: _____

Phone/Email: _____

Check here if you are interested in volunteering! ☐



Make checks payable to:
Campus Hills Community Association
P.O. Box 20155
Towson, MD 21284

☐ Visa ☐ MC ☐ Discover ☐ AMEX

Number: _____

Exp. Date: _____

Citizens on Patrol: Information and Tips

Let's all give a special thank you to our active Campus Hills Citizens on Patrol volunteer drivers. These patrollers help to advertise that we are serious about crime prevention in our community. They are prepared to call 911 to report suspicious activity or hazardous situations.

Everyone who carries a cell phone should consider themselves part of Citizens On Patrol. Dog walkers with cell phones especially make good patrollers since they go out every day or night and recognize whether something is not normal or suspicious.

Residents should call 911 immediately if they sense the situation is an emergency or crime in progress. To report to police non-emergencies call 410-887-2222. Don't worry if the call turns out to be unfounded.

When observing suspicious activities don't get directly involved. Be the eyes and the ears of the police. Let the police handle any direct contact with suspicious persons.

Additional COP drivers for day or night patrols would be welcomed. If interested in volunteering or have any questions about COP, contact Wesley Wood, Campus Hills COP Director at phone: 410-823-2578 or email: chcop@campushills.org.

Crime Incident Summary

Over the summer there was one house burglary with theft and several car break-ins.

Crime Prevention Tips

- When working in the yard remember to keep all doors locked.
- Keep car doors locked, windows up and all stored items out of sight.
- Don't allow anyone in your house such as a contractor or utility worker without verifying their identity. An unannounced person claiming to be from BGE or the Water Dept. may be attempting a deception burglary with a second person who is not seen.
- Keep front and rear exterior lights on at night. Motion sensitive exterior lights are also recommended.

The Baltimore County Police can conduct a free security survey of your property and leave you a written report of recommendations. To schedule this contact Officer Dietsch at 410-887-8733 or Outreach officers at 410-887-5933.



Going out of town? Don't leave your home unsupervised!

Complete the "Vacant House" form (example shown below) at the Baltimore County Police, Towson Station, 115 W. Susquehanna Ave. (front lobby) and a police officer in a marked patrol car will periodically check your property and house exterior.

Having the visibility of a patrol car on our roads benefits the entire community.

VACANT HOUSE

CAR # _____

NAME: _____ ADDRESS: _____

FROM: _____ TO: _____
MONTH DAY YEAR AT MONTH DAY YEAR

REMARKS:

TIMER UTILIZED (Lights, Appliances) YES _____ NO _____

WILL ANYONE HAVE ACCESS TO THE HOUSE YES _____ NO _____ IF YES, WHO? _____

CAN OWNER BE CONTACTED WHILE AWAY? YES _____ NO _____ IF YES, WHERE? _____

PERSON TO BE CONTACTED FOR EMERGENCY OR KEY? YES _____ NO _____ IF YES, WHO? _____

TAG NUMBER(S) OF VEHICLES LEFT ON PREMISES: _____

OTHER PERTINENT INFORMATION: _____

DISTRIBUTION:

Original - Filed at Desk Area
 Copy - Appropriate Post Car
 FORM 29 (REV 1/01)

Our Protective Covenants

Protective Covenants were incorporated into our property deeds by the builder as a part of the development, and they "run with the land." This means that even though you may not be the original purchaser, the Covenants attach to and benefit the land, thereby binding all subsequent owners. Because these Covenants are recorded in the County Land Records, lack of express knowledge does not permit noncompliance.

Covenants are a legal device allowing us all to gain some measure of protection against the impairment of our homes by requiring conformance to minimum standards of quality, physical features and economic integrity.

Please submit this form and attachments when considering a change in your property – such as a fence, addition, shed, carport, etc. The majority of requests are approved. It is simply much easier to incorporate the guidelines into your project before it is begun than after it is completed. Please plan ahead and allow a 30 day turnaround for requests.

REQUEST FOR APPROVAL

Date: _____

To: Campus Hills Community Association, Inc.
Attn: Protective Covenants Committee
P.O. Box 20155
Towson, MD 21284-0155

From: (Name) _____
(Address) _____
(Phone) _____
(Email) _____

We herewith submit for your approval and records the construction of

_____ as shown attached.

Signature

1. Submit the complete request in duplicate; one copy will be returned for your records.
2. Provide a simple sketch showing proposed improvement, residence, property lines, and street, if applicable.
3. Provide list of materials and specifications.
4. Use additional sheets this size if necessary.

9

Business Information

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Entity Name: CAMPUS HILLS COMMUNITY ASSOCIATION, INC.

Department ID: D05798772

[General Information](#)[Amendments](#)[Personal Property](#)[Certificate of Status](#)

Principal Office (Current):

SUITE 600
409 WASHINGTON AVE.
TOWSON, MD 21204
Resident Agent (Current):

GEORGE A. BRESCHI, ESQ.
SUITE 600
409 WASHINGTON AVE.
TOWSON, MD 21204
Status:

FORFEITED

Good Standing:

No

What does it mean when a business is not in good standing or forfeited?

Business Code:

Ordinary Business - Non-stock

Date of Formation or Registration:

05/16/2000

State of Formation:

MD

Stock/Nonstock:

Nonstock

Close/Not Close:

No Close

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Entity Name: CAMPUS HILLS COMMUNITY ASSOCIATION, INC.

Department ID: D05798772

[General Information](#)[Amendments](#)[Personal Property](#)[Certificate of Status](#)

Description**Date Filed****Folio****Folio****Page View****On****Document Cc**

DEPT. ACTION - 10/08/2004

FORFEITURE 12:52 AM

THE ENTITY WAS FORFEITED FOR FAILURE TO FILE PROPERTY
RETURN FOR 2003.

ARTICLES OF 05/16/2000 B00145 0755 5

INCORPORATION 3:31 PM

[New Search](#)[Previous](#)

FW: 716 Scarlett

Derek Ecolono [decolono@live.com]

Sent: Thursday, October 16, 2014 6:34 PM

To: Derek Ecolono



From: decolono@live.com
To: tamee.bollinger@raymondjames.com
Subject: FW: 716 Scarlett
Date: Tue, 5 Aug 2014 16:20:38 -0400

I am not sure where this is coming from. We are insisting on copies of the associations By laws and Covenants. No legal action has been taken. We are simply seeking information. We obtained the covenants **but not the bylaws**. And we asked SEVERAL TIMES for you to call so we could discuss this per the advice from Ms. Wood at the County. Ms Wood told me that if you and I could come to an agreement that the county could close the case. My objective is to have law abiding citizens living in my house. I too care about the property values. I personally went around and talked to the neighbors along with my daughter. Her neighbors are all fine with their current behavior. The original issues were that the four girls all moved in at different times over a two month period each with their parents and friends helping them. So yes, Ms. Bollinger, there was quite a bit of activity and many cars in the beginning of their tenure. And yes as recent college grads a party took place. I apologize for that. That has all settled down and all the girl's friends and parents have gone home and the girls are now all working. One young lady is a nurse and works very long hours. Her shifts are demanding and her coming and going from the house at very late hours should not be misconstrued as anything else except a hard working young woman. Taylor starts at a law firm in Towson in a week. One neighbor told me that you came to her and solicited information from her and was very upset that that she may have in any way shed a bad light on the girls.

I also asked for you to respect the fact that I have owed this property since inception of the neighborhood. You going directly to the county without letting me know or allowing me to talk to the girls to correct any issues first is disrespectful and in direct conflict with the association mission statement.

Kindly immediately send a copy via email of the Bylaws of the Association and a list of Association Members.

Thank you,

Derek

From: Tamee.Bollinger@RaymondJames.com
To: decolono@live.com
Subject: RE: 716 Scarlett
Date: Tue, 5 Aug 2014 13:35:52 +0000

Good Morning Derek,

I'd like to be very clear with you so that there are no misunderstandings. You have threatened this community

FW: 716 Scarlett

Derek Ecolono [decolono@live.com]

Sent: Thursday, October 16, 2014 6:20 PM**To:** Derek Ecolono

From: Tamee.Bollinger@RaymondJames.com**To:** decolono@live.com**Subject:** RE: 716 Scarlett**Date:** Tue, 5 Aug 2014 13:35:52 +0000

Good Morning Derek,

I'd like to be very clear with you so that there are no misunderstandings. You have threatened this community with legal action. We do not take this lightly. If Kimberly Wood suggested that we would negotiate with you, she was misguided. You violated the county code, thus violating the community covenants. As a home owner in the Campus Hills community you have the responsibility to abide by these rules. Once you have satisfied the requirements of the county's citation, you will be in good standing with the community. In an effort to protect the interests of this community all communications from you or your lawyers must be in writing either by email or mail.

Thank you,

Tamee Bollinger

President, Campus Hills Community Association

Tamee Bollinger
Administrative Assistant IIRaymond James Consumer Investment Banking
443-759-3584100 International Drive, 23rd Floor
Baltimore, MD 21202**RAYMOND JAMES**

From: Derek Ecolono [mailto:decolono@live.com]**Sent:** Friday, August 01, 2014 2:32 PM**To:** Tamee Bollinger**Subject:** RE: 716 Scarlett

I was able to find the covenants but not the By Laws of the Association. Who can I contact for those? As far as this issue being in the hands of the County, you are correct. However, when I talked to Kimberly Wood she told me if we could work it out among ourselves they can close the case. I don't know about you but my money and the association's money could be put to better use than to fill lawyers pockets. That is why I wanted to talk to you or anyone else in authority to negotiate a common ground to benefit both the neighborhood and myself. I cannot understand why you someone else on the board will not call me. My family has owned that house since it was built in the late 50's. 410.371.8276.

Derek

From: Tamee.Bollinger@RaymondJames.com

To: decolono@live.com

Subject: RE: 716 Scarlett

Date: Fri, 1 Aug 2014 17:26:16 +0000

Hello Derek,

As indicated in my previous email, there is no need to "request" these documents as they are public. Our website address is www.campushills.org. I don't know why you wouldn't be able to get into the website as you described. It is functioning properly. Also, a hard copy of the covenants was hand delivered to your daughter, Taylor in the community welcome packet on May 29th. The Campus Hills email is also functioning properly and can be used for your questions or comments. I remind you that this matter is in the hands of the county. If your lawyers would like to communicate with the Campus Hills Community Association lawyer, they may make an inquiry to the contact information listed below.

Campus Hills Community Association

P.O. Box 20155

Towson, MD 21284

Tamee

Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584

100 International Drive, 23rd Floor
Baltimore, MD 21202

RAYMOND JAMES

From: Derek Ecolono [<mailto:decolono@live.com>]

Sent: Friday, August 01, 2014 10:11 AM

To: Tamee Bollinger

Subject: FW: 716 Scarlett

Tamee,

2nd. request. My lawyers are insisting on copies of the associations By laws and Covenants. I requested a copy 2 days ago. Would you kindly have someone forward them to me by the end of the day today. Again, a lot of time could be saved if you simply called me. 410.371.8276.

Derek

From: decolono@live.com

To: tamee.bollinger@raymondjames.com

Subject: RE: 716 Scarlett

Date: Wed, 30 Jul 2014 16:21:24 -0400

Tamee,

I have tried to get into the Campus Hills website but have been unable to do so. As a member of the association I would like to request a copy of the community By-Laws and Covenants. If you could forward these to me ASAP I would appreciate it. Again, if you would like to discuss the situation to avoid a lot of time I can be reached at 410.371.8276.

Thanks,

Derek

From: Tamee.Bollinger@RaymondJames.com

To: decolono@live.com

Subject: RE: 716 Scarlett

Date: Mon, 28 Jul 2014 15:48:10 +0000

Hi Derek,

Unfortunately, the Campus Hills Community Association does not possess the authority to negotiate the county's code. The county is the higher authority in this situation.

On two occasions I personally visited the residents at 716 Scarlett. Though they were very respectful in the way they spoke with me, they failed to tell me the truth about who was living there. There have been a multitude of complaints from other residents on Scarlett including but not limited to illegal parking, parking on the curb, parking partially blocking neighbors driveways, loud parties and fighting in the street. As this behavior has been interpreted by neighbors to be a nuisance, it is classified as a covenants violation. More importantly, the homes in Campus Hills are single family homes. "Baltimore County law prohibits more than two unrelated adults from living together unless the unit is authorized by the county as a rooming or boarding house." Allowing five young people to live in a single family home is also a covenants violation. If you would like to review these, please visit our website at www.campushills.org. Because the covenants run with the land, they are as unchangeable as Baltimore County law.

We ask of you the same that we ask of all owners: that you and your renters abide by the law and our covenants and that you treat your neighbors with respect. Above all we wish to keep everyone safe and to protect our property values. I have no doubt that as a responsible home owner, you will find a reasonable and prompt solution to the violation.

Thank you,

Tamee Bollinger

President, Campus Hills Community Association

Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584

100 International Drive, 23rd Floor
Baltimore, MD 21202

From: Derek Ecolono [<mailto:decolono@live.com>]
Sent: Monday, July 28, 2014 10:41 AM
To: Tamee Bollinger
Subject: RE: 716 Scarlett

Yes, I have already been in touch with Kimberly and she suggested that we talk and try to work something out to avoid the county's time. My family has owned this house since it was built and I think the association owes it to me to have contacted me with any problems before escalating to the county level. I am on vacation but I still can be reached by cell. 410.371.8276. I would appreciate a call ASAP.

Derek

From: Tamee.Bollinger@RaymondJames.com
To: decolono@live.com
Subject: RE: 716 Scarlett
Date: Mon, 28 Jul 2014 13:43:21 +0000
Good Morning Derek,

I'm sorry we couldn't match up our schedules to meet this weekend. Feel free to email me.

I also wanted to make sure that you had the county contact information since they are the authority for your situation. Code Enforcement can be reached at 410-887-3351. Your Inspector is Kimberly Wood.

Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584
100 International Drive, 23rd Floor
Baltimore, MD 21202

From: Derek Ecolono [<mailto:decolono@live.com>]
Sent: Saturday, July 26, 2014 12:35 PM
To: Tamee Bollinger
Subject: RE: 716 Scarlett

I just left another message since I had not heard from you. I leave for vacation tomorrow so I would like to talk today if possible.

Derek

From: Tamee.Bollinger@RaymondJames.com
To: decolono@live.com
Subject: RE: 716 Scarlett

Date: Thu, 24 Jul 2014 19:41:33 +0000

I won't be available after that. I can meet sometime this weekend.

Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584

100 International Drive, 23rd Floor
Baltimore, MD 21202

From: Derek Ecolono [<mailto:decolono@live.com>]
Sent: Thursday, July 24, 2014 3:17 PM
To: Tamee Bollinger
Subject: RE: 716 Scarlett

If it is better you can call me after the fundraiser.

Thanks

From: Tamee.Bollinger@RaymondJames.com
To: Decolono@live.com
Subject: RE: 716 Scarlett

Date: Thu, 24 Jul 2014 18:53:51 +0000

I'll be at the Chick-fil-A Joppa road fundraiser tonight from 6:30 – 8 pm. I can talk then.

Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584

100 International Drive, 23rd Floor
Baltimore, MD 21202

From: Derek Ecolono [<mailto:Decolono@live.com>]
Sent: Thursday, July 24, 2014 10:10 AM
To: Tamee Bollinger
Subject: RE: 716 Scarlett

Too much info for emails. I think we need to discuss.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Tamee Bollinger
Date: 07/24/2014 10:05 AM (GMT-05:00)
To: Derek Ecolono
Subject: RE: 716 Scarlett

You can email me anytime. I check this email address often.

Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584

100 International Drive, 23rd Floor
Baltimore, MD 21202

From: Derek Ecolono [<mailto:Decolono@live.com>]

Sent: Thursday, July 24, 2014 10:03 AM

To: Tamee Bollinger

Subject: RE: 716 Scarlett

When would be a good time for us to talk?

Derek

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Tamee Bollinger

Date: 07/24/2014 9:53 AM (GMT-05:00)

To: Decolono@live.com

Subject: 716 Scarlett

Hi Derek,

I'm touching base with you to let you know I tried to call twice last night, but had a very bad connection both times. I think email will be a much easier way to communicate if you wish to.

Thanks,

Tamee Bollinger

President Campus Hills Community Association

information@campushills.org

443-377-1956

Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584

100 International Drive, 23rd Floor
Baltimore, MD 21202

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APPLICATION FOR A USE PERMIT
FOR A BOARDING/ROOMING HOUSE IN A D.R. ZONE
(SINGLE FAMILY DETACHED DWELLINGS ONLY)
To be filed with the Office of Permits, Approvals and Inspections

APPLICATION TO THE OFFICE OF ADMINISTRATIVE LAW

I, or we, Derek Joseph Ecolono owner(s) of the property in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a use permit under Subsection 408B of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the Office of Administrative Law should issue a use permit. Said use permit is necessitated to permit the use of Boarding/Rooming house pursuant to the regulations of Subsection 408B. (BCZR). FOR FOUR (4) ADULTS.

I, or we, agree to have the property posted in accordance with Section 408B.A.2.a (BCZR) and pay expenses of processing upon filing of this request, additional public hearing fees and reposting if I decide to proceed after a Protestant's public hearing request 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.

Owner (type or print name)

Owner(s) Signature(s)

Date

Address (print or type)

Phone # Work -

Home

Email

APPLICATION INFORMATION BY SECTION: (READ AND CLEARLY COMPLY WITH EACH BCZR SECTIONS REQUIREMENTS)

408B.A.1.b -	Scale Site plan required for zoning information & GIS zoning map copy
408B.B -	Only single family detached houses
408B.A.1.a -	Maximum numbers of tenants
409.6.A.1 -	Will owner reside on property?
408B.D + 408B.A.1.c	Parking 1/bed & 2 (owners/resident) in side & rear yard only
408B.A.1.d -	Floor plans indicating bedrooms & bathrooms

POSSIBLE PUBLIC HEARING REQUEST

I, or we, _____ request that the proposed use permit be the subject of a public hearing as provided for in Section 408B.A.2.d of the zoning regulations. I also agree to pay the current established processing fee for this public hearing request.

Protestant's (type or print name)

Date

Protestant's Signature

Address (type or print)

Zip

Phone # Work -

Home

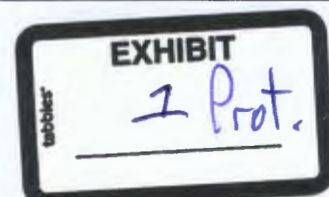
Email

USE PERMIT

Pursuant to the posting of the property, in accordance with Section 408B.A.2.c2q (BCZR), and in the absence of a formal public hearing request, this ___ day of _____, 20___, that the herein described USE PERMIT FOR A BOARDING/ROOMING HOUSE is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and the use WILL NOT be detrimental to the health, safety, and general welfare of the surrounding community, subject to the following conditions precedent, if any, as determined appropriate by the Office of Administrative Law and in accordance with the site plan dated _____, application, and description filed by the petitioner, is hereby _____ (subject to strict compliance with all of the provisions of the BCZR and any of the following site specific restrictions, which are conditions precedent to the granting of the use permit).

Administrative Law Judge of Baltimore County

By: _____



LIBER 3021 PAGE 375

THIS AGREEMENT made this 27th day of September, 1956,
by and between RANDALL HOMES, INC. a body corporate, party of the first part,
and CAMPUS HOMES, INC., a body corporate, party of the second part.

WHEREAS, the party hereto of the first part is the owner of
certain lots of ground in Baltimore County, in the State of Maryland, acquired
from Rand Building Company, et al., by Deed dated December 21, 1955, and re-
corded among the Land Records of Baltimore County in Liber 2, L. B. No. 2865,
folio 78, said lots being described as follows:

Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, inclusive,
and Lots Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29, inclusive, Block "J";
and Lots Nos. 14, 15, 16, 17, 18, 19, 20, 21 and 22, inclusive, Block "K", as
shown on plat of Campus Mills, Section South III, said plat being recorded
among the Plat Records of Baltimore County, in Plat Book C.L.B. No. 22, folio
67; and Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, inclusive,
Block "F", as shown on plat of Campus Mills, Section South III, said plat
being recorded among the Plat Records of Baltimore County, in Plat Book C.L.B.
No. 22, folio 66.

AND WHEREAS, the party hereto of the first part intends to de-
velop said lots as residential community for the erection thereof of dwell-
ing houses, and is desirous of subjecting said lots to certain restrictions,
covenants and agreements, as hereinafter set forth;

AND WHEREAS, the party hereto of the second part has agreed to
lease from the party hereto of the first part said lots with the understanding
that said restrictions, covenants and agreements hereafter set
forth shall be binding alike upon the party hereto of the first part, its
successors and assigns, and upon the party hereto of the second part, its suc-
cessors and assigns, and upon the lots herein described;

AND WHEREAS, in order to make said restrictions, covenants and
agreements hereinafter set forth binding and of full force and effect on all
said lots, and upon all the present and future owners and occupants thereof,
the parties hereto of the first and second parts have agreed to enter into
this Agreement whereby the said lots herein described shall be charged with
the restrictions, covenants and agreements hereinafter set forth;

NOW, WHEREFORE, THIS AGREEMENT WHEREBY, that for and in con-
sideration of the premises and of the sum of One Dollar to each of the parties
hereto in hand paid, and of other valuable considerations, it is hereby agreed
between the parties hereto that the lots of ground situate and lying in Balto-
more County, in the State of Maryland, hereinabove described shall be subject
to the following restrictions, covenants and agreements, that is to say:

EXHIBIT

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1. The lots herein mentioned and described shall be used for private residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one-half stories in height, each dwelling being designed for occupancy by a single family, and a private garage for not more than two cars.

2. No building, fence, wall or other structure shall be commenced, erected, placed or altered on any lot until the construction plans and specifications, and a plan showing the location of the structure, have been approved in writing by the Company, its successors and assigns. The Company, its successors and assigns, shall have the right to refuse to approve any such plans or specifications or location plan which are not suitable or desirable, in its opinion, for aesthetic or other reasons. In no event shall a fence, natural or artificial, be erected along the front of any lot or along the side of any lot from the front lot line to the rear line of any dwelling now or hereafter constructed on said lot. A rear yard fence, not more than three feet in height, may be erected on any lot if approved in writing by Company, its successors and assigns, as herein provided.

3. No building shall be located on any lot near than twenty-five feet to the front lot line or nearer than twenty-five feet to the side street line. No building shall be located nearer than ten feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located thirty-five feet or more from the minimum building setback line. No dwelling shall be located on any lot nearer than twenty-five feet to the rear lot line and no garage shall be located on any lot nearer than ten feet to the rear lot line. For the purposes of this covenant, porches, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. The Company herewith expressly reserves in its absolute discretion at any time to change or modify the restrictions in this Paragraph 3 as to any part of said tract then owned by Company, and, with consent of the then owner, as to any other land included in said tract.

4. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear seven and one-half feet of each lot, and the rights and easements are reserved to construct and maintain on the rear portion of each lot all anchors and guys, with their attachments, that may be reasonably necessary in the construction and maintenance of pole lines erected in furnishing electric current and/or telephone and/or other public utility services to the occupants of "Campus Hills". The right is reserved to prune or trim any tree or shrub on any lot that interferes with the construction, maintenance or efficiency of said electric, telephone, or other public utility services.

5. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

7. No live poultry, hogs, cattle or other livestock shall be kept on any lot without the express permission in writing of the said Company, its successors and assigns.

8. No outside radio tower or television or radio antenna shall be erected, installed or maintained on any part of said lot, or any improvements thereon, until the Company has first given its approval, in writing, to the type, height and location of the tower or antenna, proposed to be so erected, installed or maintained. Any proposal calling for the installation and maintenance of such tower or antenna, shall be approved or rejected by the Company, in writing, within fifteen days after the details relating thereto have been submitted to the Company.

9. No permanent type of clothes dryer shall be erected, installed or maintained on any part of said lot, or any improvements thereon; only collapsible type clothes dryer shall be used.

10. "FOR RENT" or "FOR SALE" signs or signs shall not be displayed on any improvements constructed on any lot, or any part of the lot on which said improvements have been constructed, for a period of one year after completion of said improvements; after said period of one year, an owner or resident, in attempting to sell or lease his property, shall display or cause to be displayed only one sign, which shall not be larger than three (3) square feet in size.

11. The Company shall in all cases have the right to any and determine which are the front, back, side and rear lines of any lot, and also the amount of setback from said lines necessary to conform to the requirements hereof, and the Company's judgment and determination thereon shall be final.

12. It is hereby expressly stated and provided that nothing herein contained shall constitute a dedication of any street shown on plat or plate of "Campos Mills"; nor shall any deed from the Company, hereafter made, conveying any part of the land included in said tract, be held to convey the title to or dedicate the bed of any street except where expressly so conveyed or dedicated in the deed.

13. Any or all of the rights, titles, easements and estates, given to, or reserved by the Company, may be assigned in whole or in part to one or more Corporations or Associations, and likewise all of the powers (including discretionary powers) duties and obligations given to, assumed by, or imposed upon, the Company may be assigned and transferred to one or more Corporations agreeing to assume, exercise, carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance and assumption of such powers, duties and obligations; and such assignee or transferee shall thereupon have the same power and be subject to the same duties and obligations as are herein given to, or assumed by, or imposed upon the Company, the Company thereupon being released therefrom.

14. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument, signed by a majority of the then owners of the lots, has been recorded agreeing to change said covenants in whole or in part.

15. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, and it shall be lawful for any person or persons owning any part of this tract to prosecute such proceedings.

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16. Invalidity of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

AS WITNESS the corporate seals of the said parties hereto of the first and second parts and the signature of their respective officers.

WITNESSES:

RANDALL HOMES, INC.

By Anthony A. Sento
Anthony A. Sento, Vice-President

CAMPUS HOMES, INC.

By Anthony A. Sento
Anthony A. Sento, President

Golda Barron
Golda Barron

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 21st day of September, 1956, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared Anthony A. Sento, Vice-President of Randall Homes, Inc., and acknowledged the foregoing Agreement to be its act, and also personally appeared Anthony A. Sento, President of Campus Homes, Inc., and he acknowledged the foregoing Agreement to be its act.

AS WITNESS my hand and Notarial Seal.

Golda Barron
Golda Barron, Notary Public

rec'd for Record SEP 28 1956
Per George L. Byerly, Clerk.

Filed to Shelton & Shelden

STATE OF MARYLAND, BALTIMORE COUNTY, TO WITH

I HEREBY CERTIFY that the foregoing is a true copy of the original

Agreement taken from the records of said Circuit Court as

recorded in Liber GLB No. 3021

Folio 375 one of the Land

records of Baltimore County.

IN TESTIMONY WHEREOF I hereto set my hand

and affix the seal of the Circuit Court for

Baltimore, County

this 23rd day of Oct 20 14

Julie L. Enson
Clerk of the Circuit Court of Baltimore County



Image capture: Sep 2012 © 2014 Google



Land Development Map

Created By
Baltimore County
My Neighborhood



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EXHIBIT

tabbies

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Land Development Map

Created By
Baltimore County
My Neighborhood



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CONSTITUTION AND BY-LAWS
of the
CAMPUS HILLS IMPROVEMENT ASSOCIATION

Campus Hills Improvement Association, Incorporated
CERTIFICATE OF INCORPORATION

THIS IS TO CERTIFY:

FIRST: That we, the subscribers,

all being of full legal age, do, under and by virtue of the General Laws of the State of Maryland authorizing the formation of corporations, associate ourselves with the intention of forming a corporation.

SECOND: That the name of the corporation (which is hereinafter called the Corporation), is "CAMPUS HILLS IMPROVEMENT ASSOCIATION, INCORPORATED."

THIRD: The purposes for which the Corporation is formed and the business or objects to be carried on and promoted by it are as follows:

(a) To uphold, retain and secure appropriate zoning regulations and restrictions for, and to preserve and protect the attractiveness and residential character of, properties in the vicinity and community of that section of the County of Baltimore bounded on the west by. (boundaries of Campus Hills will be inserted.)

(b) To improve the condition and to increase the values of the aforesaid properties, and to safeguard the interests of the owners thereof, and to secure and obtain such public and other advantages and conveniences as will be to the benefit of the residents of said community, and in general to promote the comfort, convenience and well being of its members, and to advance and conduct all civic or other matters conducive to the general welfare of the County of Baltimore, and particularly of the aforesaid community.

(c) To solicit and disburse money for the carrying out and accomplishment of any and all of the foregoing objects and purposes and all other objects and purposes of the Corporation.

(d) And in general, to have and exercise all powers conferred by the General Laws of the State of Maryland upon corporations without capital stock formed therein as fully and to the same extent as if each and all of the said powers were enumerated and set forth at length herein.

EXHIBIT

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(e) The enumeration of certain powers herein is not intended to exclude, diminish or in anywise affect the right of the Corporation to have and exercise any other power or powers than those specifically mentioned or referred to herein.

(f) This Corporation is strictly non-political and non-sectarian, having for its ultimate purpose the aforesaid objects.

FOURTH: The post-office address of the place at which the principal office of the Corporation in this State will be located is 504 Goucher Boulevard, Towson 4, Maryland. The Resident Agent of the Corporation is George A. Groth, whose post office address is 504 Goucher Boulevard, Towson 4, Maryland. Said Resident Agent is a citizen of the State of Maryland and actually resides therein.

FIFTH: The Corporation shall have five directors, and James A. Jones, Sheldon Euler, George A. Groth, Gilbert Chuhren and Kaye Mannion, shall act as such until the first annual meeting or until their successors are duly chosen and qualified. The number of directors may be changed in such lawful manner as the By-Laws may from time to time provide.

SIXTH: The Corporation shall have no capital stock.

SEVENTH: The members of the Corporation shall be and such other persons, firms or corporations as shall be elected to membership by the members, the Board of Directors or the Executive Committee (if there be any Executive Committee), in accordance with the provisions of the By-Laws, which membership shall be subject to termination in accordance with the provisions of said By-Laws.

IN WITNESS WHEREOF, we have signed this Certificate of Corporation this _____ of _____.

WITNESS:

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF MARYLAND
CITY OF

Notary Public's Certificate

BY-LAWS

THE CAMPUS HILLS IMPROVEMENT ASSOCIATION

ARTICLE I

MEMBERSHIP

Section 1. Classes of Members

Members shall be divided into two classes, viz., Active and Honorary.

Section 2. Active Members

Any resident or owner of property within that section of Baltimore County bounded by (boundaries will be inserted) shall be deemed an Active Member of this Association upon payment of his annual dues.

Section 3. Honorary Members

Any person, without regard to residence or ownership of property may be elected an Honorary Member of this Association by two-thirds vote of the members in attendance upon nomination in writing by any active member. Honorary Members shall not be entitled to vote at meetings of the Association, nor to hold office therein.

Section 4. Dues

The dues for Active Membership in this Association shall be \$1.50 per person for each fiscal year, payable annually, in advance. Any member whose dues are in arrears shall not be entitled to vote and after twelve months in arrears, shall be dropped from the roll of the Association.

Section 5. Regular and Annual Meetings

Regular meetings of the Association shall be held the first Monday of each month at 8:30 p.m.

Section 6. Special Meetings

Special meetings may be called at any time by the President or by a majority of the Board of Directors, and shall be called by the President upon written application of any ten members of the Association.

Section 7. Time and Place of Special Meetings.

All special meetings shall be held at such time and place as may be determined from time to time by the Board of Directors and at

least one week's notice of all special meetings shall be given to the members in writing, unless otherwise ordered by the Board of Directors.

Section 8. Quorum

At the meetings of this Association, a minimum of twenty per-cent of the membership shall constitute a quorum. Only members present and in good standing are entitled to vote, providing not more than 2 votes per property be cast.

Section 9. Order of Business

At all meetings of members the order of business shall be, as far as applicable and practicable, as follows:

1. Reading of Section 8, Article I of the By-Laws
2. Reading of Minutes of Previous Meeting
3. Rep . . . of Executive Committee (if there be an Executive Committee) or of Chairman of Board of Directors
4. Report of Treasurer
5. Introduction of New Members
6. Reports of Special Committees
7. Reports of Standing Committees
8. Unfinished Business
9. New Business
10. Adjournment

ARTICLE II

BOARD OF DIRECTORS

Section 1. Election and Powers

The business and affairs of the Association, except as otherwise provided by Statute, by the Charter or by these By-Laws, shall be conducted and managed by a Board of Directors. The Chairman shall be elected by the Board of Directors. Executive Officers shall be deemed to be members of the Board of Directors and will not be counted in the maximum or minimum of the number of the Board of Directors. The members of the Board of Directors shall be elected by the members at their annual meeting; and each Director shall hold office until the annual meeting held next after his election and until his successor shall have been duly chosen and qualified, or until he shall have resigned or shall have been removed. The number of Directors fixed by the Charter may be changed from time to time by the vote of a majority of the entire Board of Directors to any number not less than five nor more than twenty.

Section 2. First Regular Meeting

After each meeting of members at which a Board of Directors shall have been elected, the Board of Directors so elected shall meet as

soon as practicable for the purpose of organization and the transaction of other business at such time and place as may be designated by the members at such meeting.

Section 3. Additional Regular Meetings

In addition to the first regular meeting, regular meetings of the Board of Directors may be held on such dates as may be fixed, from time to time, by the Board of Directors.

Section 4. Special Meetings

Special meetings of the Board of Directors shall be held whenever called by the President, or by a majority of the Directors, or by a majority of the Executive Committee (if there be an Executive Committee) either in writing or by vote.

Section 5. Place of Meetings

Subject to the provisions of Section 2 of this Article II, the Board of Directors may hold its regular and special meetings at such place or places as it may, from time to time, determine.

Section 6. Notice of Meetings

Notice of the place, day and hour of every regular and special meeting of the Board of Directors shall be given by mail, or otherwise, to each Director at least one day before the meeting.

Section 7. Quorum

A majority of the Board of Directors shall be necessary to constitute a quorum for the transaction of business at every meeting of the Board of Directors, but, in the event of an increase in the number of Directors beyond the number fixed by the Charter, in no case shall more than seven members be required to constitute a quorum for the transaction of business.

Section 8. Vacancies

In case of any vacancy in the Board of Directors, through death, resignation, or any cause other than removal by the members, the remaining Directors may elect a successor to hold office for the unexpired portion of the term of the Director whose place shall be vacant and until his successor shall have been duly chosen and qualified.

Section 9. Removal

At any meeting of the members called for the purpose, any Director may, by a vote of two-thirds of all the members entitled to vote, be

removed from office, with cause, and another be appointed in the place of the person so removed to serve for the remainder of his term.

ARTICLE III

OFFICERS

Section 1. Executive Officers

The Executive Officers of the Association shall be a President, a Vice-President, a Secretary, and a Treasurer. All officers shall be nominated by the Nominating Committee and elected by the active members of the Association at its annual meeting and each officer shall hold office until the corresponding meeting in the next year, and until his successor shall have been duly chosen and qualified, or until he shall have resigned, or shall have been removed in the manner provided in Section 5 of this Article III. Any vacancies in any of the above offices shall be filled for the unexpired portion of the term by the Board of Directors, at any regular or special meeting. The Board of Directors may elect one or more assistant or subordinate officers as it may deem desirable. Each such officer shall hold office for such period, have such authority and perform such duties as the Board of Directors may prescribe. No two of the above offices may be held by any one person. No two offices will be held by one family. The offices of President and Vice President shall be held by men only.

Section 2. President

The President shall be the chief executive officer of the Association. He shall, when present, preside at all meetings of the members, he shall have general charge and supervision of the business of the Association; and, in general, the President shall perform all duties incident to the office of a President of a Corporation, and such other duties as, from time to time, may be assigned to him by the Board of Directors.

Section 3. Vice President

At the request of the President, or in his absence, or disability, the Vice President shall have power to perform all of the duties of the President; and when so acting shall have the powers of the President. The Vice President shall perform such other duties as from time to time may be assigned to them by the Board of Directors.

Section 4. Secretary

The Secretary shall keep the minutes of the meetings of the members, of the Board of Directors and of the Executive Committee (if there be an Executive Committee) in books provided for the purpose;

he shall see that the corporate seal is affixed to all documents, the execution of which, on behalf of the Corporation, under its seal, is duly authorized; and when so affixed may attest the same; and, in general, he shall perform all duties incident to the office of a Secretary of a Corporation, and such other duties as, from time to time, may be assigned to him by the Board of Directors.

Section 5. Assistant Secretary

The Secretary shall have the power to appoint an Assistant Secretary, subject to the approval of the Board of Directors.

Section 6. Treasurer

The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Association, and shall deposit, or cause to be deposited, in the name of the Association all monies or other valuable effects in such banks or other depositories as shall, from time to time, be selected by the Board of Directors; subject to the order of the Board of Directors upon warrants signed by the Treasurer. He shall render to the President and to the Board of Directors, whenever requested, an account of the financial condition of the Association; and in general, shall perform all of the duties incident to the office of a Treasurer of a Corporation, and such other duties as may be assigned to him by the Board of Directors. The Treasurer shall give bond in such amount as the Board of Directors may demand.

Section 7. Removal

Any officer of the Association may be removed, with cause, by a vote of the majority of the entire Board of Directors at a meeting called for that purpose.

ARTICLE IV

COMMITTEES

Section 1. Executive Committee

The Board of Directors, by resolution adopted by a majority of the whole Board of Directors, may provide for an Executive Committee of not less than three and (if the number of the Board of Directors be increased) not more than seven Directors one of whom shall be the President of the Association. If provision be made for an Executive Committee, the members thereof shall be elected by the Board of Directors to serve during the pleasure of the Board of Directors. The President shall be ex-officio Chairman of the Committee. During the intervals between the meetings of the Board of Directors, the Executive Committee shall possess and may exercise all of the powers of the Board of Directors

in the management of the business and affairs of the Association, conferred by these By-Laws or otherwise, to the extent authorized by the resolution providing for such Executive Committee, or by a subsequent resolution adopted by the whole Board of Directors, in all cases in which specific directors shall not have been given by the Board of Directors. The Executive Committee shall keep full and fair accounts of its transactions. A majority of the Executive Committee shall be necessary to constitute a quorum. All action by the Executive Committee shall be reported to the Board of Directors at its meeting next succeeding such action, and shall be subjected to revision and alteration by the Board of Directors; provided that no rights of third persons shall be affected by any such revision or alteration. Vacancies in the Executive Committee shall be filled by the Board of Directors.

Section 2. Auditing Committee

At the regular meeting of the Association preceding the annual meeting, an Auditing Committee of not less than three, shall be appointed by the President to examine the books of the Association and report on the same at the annual meeting.

Section 3. Nominating Committee

A Nominating Committee of three members shall be named by the President with the approval of the Board of Directors not later than the regular April meeting of the Association in each year. It shall be the duty of this Committee to nominate candidates for election as Directors at the following annual meeting of the Association and also to nominate persons for election as officers at the first regular meeting of Directors following the annual meeting of members.

Section 4. Other Committees

The Board of Directors may by resolution provide for such other standing or special Committees of one or more Directors or members as it deems desirable and discontinue same at pleasure. Each such Committee shall have such powers and perform such duties, not inconsistent with law, as may be assigned to it by the Board of Directors.

ARTICLE V

SUNDRY PROVISIONS

Section 1. Fiscal Year

The fiscal year of the Association shall begin on the first day of October of each year unless otherwise provided by the Board of Directors.

Section 2. Checks, drafts, etc.

All checks, drafts or orders for the payment of money, notes and other evidences of indebtedness on behalf of the Association, shall be issued by order of the Board of Directors, or of the Executive Committee (if there be an Executive Committee), and unless otherwise provided by the Board of Directors shall be signed by the Treasurer.

Section 3. Seal

The corporate seal of the Association shall bear the name of the Association and the words "INCORPORATED 19__, MARYLAND."

ARTICLE VI

AMENDMENTS

Section 1.

These By-Laws, or any of them, may be altered or repealed, and new By-Laws may be adopted at any annual meeting of the members, or at any special meeting called for that purpose, by the vote of two-thirds of the members entitled to vote thereat.

* * *



Google earth

feet 80
meters 20



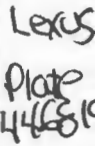
Maryland Department of Assessments and Taxation Business Services (w1)

Search Help

Charter Search Results for : CAMPUS HILLS

<u>Dept.ID</u>	<u>Entity Name</u>	<u>Entity Details</u>	<u>Status</u>
D05798772	CAMPUS HILLS COMMUNITY ASSOCIATION, INC.	General Info. Amendments Personal Property	FORFEITED
D00070706	CAMPUS HILLS COMMUNITY ASSOCIATION, INCORPORATED	General Info. Amendments Personal Property	REVIVED
T00176089	CAMPUS HILLS DENTISTRY	General Info. Amendments	ACTIVE
D00923193	CAMPUS HILLS FOODLAND, INC.	General Info. Amendments Personal Property	FORFEITED
D01217082	CAMPUS HILLS GARDEN CLUB OF TOWSON, INC.	General Info. Amendments Personal Property	FORFEITED
M04563847	CAMPUS HILLS INVESTMENT LIMITED PARTNERSHIP	General Info. Amendments Personal Property	REVIVED
D03264835	CAMPUS HILLS M CORP.	General Info. Amendments Personal Property	MERGED
M03264843	CAMPUS HILLS M LIMITED PARTNERSHIP	General Info. Amendments Personal Property	FORFEITED
D04564209	CAMPUS HILLS MANAGEMENT, INC.	General Info. Amendments Personal Property	REVIVED
M04563821	CAMPUS HILLS MANAGEMENT LIMITED PARTNERSHIP	General Info. Amendments Personal Property	REVIVED
W12161378	CAMPUS HILLS MARYLAND LLC	General Info. Amendments Personal Property	ACTIVE
M04563839	CAMPUS HILLS MARYLAND ASSOCIATES LIMITED PARTNERSHIP	General Info. Amendments Personal Property	REVIVED
D02410165	CAMPUS HILLS MERCHANTS ASSOCIATION, INC.	General Info. Amendments Personal Property	FORFEITED
D00649731	CAMPUS HILLS MERCHANTS ASSOCIATION, INC.	General Info. Amendments Personal Property	FORFEITED
D01838101	CAMPUS HILLS SERVICE, INC.	General Info. Amendments Personal Property	INCORPORATED
D02956498	CAMPUS HILLS SHOPPING CORPORATION	General Info. Amendments Personal Property	FORFEITED
D02432748	CAMPUS HILLS WATERWORKS, INC.	General Info. Amendments Personal Property	INCORPORATED

Gph 10



Exh II

2 CARS ON STREET IN FRONT OF RESIDENCE

1 CAR PARKED 2 HOUSES DOWN



2004-01-01 10:00:00
2004-01-01 10:00:00
2004-01-01 10:00:00
2004-01-01 10:00:00

1.0 MB
1.0 MB
1.0 MB
1.0 MB

715 Scarlett Drive
Towson, MD 21286

October 24, 2014

Zoning Review
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

RECEIVED

OCT 24 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Sir or Madam:

We are writing to express our opposition to 716 Scarlett Drive in Towson, Maryland receiving a permit to operate as a rooming/boarding house. We live at 715 Scarlett Drive, directly across the street from that property. We have spoken to the owner's daughter and understand her desire to live with her friends, but we do not want a boarding house situated directly across the street. We purchased this home in December 2012 and intend to live here in Campus Hills for the rest of our lives. We work mostly from home, prefer to keep our windows open, and spend a lot of time out of doors walking our dog or gardening in the yard. The general condition of our street and the whole neighborhood is of daily import to us.

Since the current occupants of 716 Scarlett Drive moved in around May of this year, we've experienced a number of disruptions and problems. We've had no actual problem with the occupants of the house, but have been significantly impacted by the behavior and volume of their guests. We feel the examples detailed below indicate the kind of experience we'd continue to have if a rooming/boarding house were permitted at that address. We have only included the incidents for which we can provide some idea of the date or appropriate context.

Loud/Drunken Behavior

- On the night of Washington College's graduation in the middle of May, the occupants of 716 had a party. We overheard two men outside who sounded like they were getting into fight. Both men sounded as if they were under the influence and were using the "F-word" frequently and loudly. I, Kimberly, went outside and knocked on the door of 716, introduced myself, and explained that with the nice weather, windows were open, so some of the neighbors could probably hear the inappropriate behavior going on in front of their house. I congratulated them on their graduation, and basically asked them to keep the loud, cursing, drunken behavior to a minimum. The woman whose family owns the house assured me that they didn't want to cause a problem.
- The occupants of 716 continued to hold large parties and other get-togethers, where we were disturbed by loud, seemingly intoxicated guests in front of their house. One such party occurred on Friday, June 13, the night before our

Exh 12

community yard sale. On the morning of the yard sale, I, Jason, picked up some alcohol bottles and red SOLO cups on the sidewalks near our home. We also believe that this is the morning we discovered vomit on the grass between the sidewalk and street in front of 714 Scarlett Drive, next door to 716. We walk our dog along the sidewalks surrounding our home and don't want to encounter dangerous (alcohol) or disgusting substances with such frequency. We did not observe any effort on the part of the occupants of 716 to clean up the after this or any other party.

- In the second half of September, after the occupants had requested this permit, we were kept awake or awakened on three separate nights after 9 or 10 pm by loud behavior on the street in front of our home. Two of these occasions were on weeknights when the occupants or guests of 716 were running cars and holding conversations lasting more than 20 minutes in the street. The third occasion involved a woman using her cell phone while talking to a man in the driveway of 716. On this occasion the talkers sounded intoxicated. Someone yelled from the front door for them to come in the house, but they did not do so. We do not know how long this disturbance went on because we shut our window, despite our preference for keeping it open in nice weather.

Parking/Volume of Cars

- Throughout the second half of May & all of June, there were 2-3 cars (mostly SUVs) belonging to the occupants or guests of 716 parked in front of our house nearly every day and night—frequently leaving the spots in front of 716 empty. While everyone is entitled to guests, it was not very considerate behavior. We were particularly upset by cars parked illegally right next to our driveway. Our trashcans were knocked over on a few occasions. One morning I, Kimberly, saw one of the men I believed lived at 716, and asked if he could spread the word that we'd appreciate it if everyone could park a little farther from our driveway. I suggested they might pick up knocked-over trashcans. His attitude was dismissive and he said that "she" hadn't done that. The problems with cars parked too close to our driveway continued after this conversation. On the night of the large party 716 held in the second half of June, we could not put our trash out in front of our own home because there was a car parked right at the edge of our driveway, and the trashcans might not have been easily visible to the collectors.
- As just mentioned, the occupants of 716 held another large party in the second half of June. There were many guests parked up and down the street. Again, some guests arrived talking loudly on cell phones and some sounded intoxicated. There were cars parked directly at both edges of our driveway, and there was a car parked completely across the driveway that belongs to 714 Scarlett Drive, which is directly behind our driveway. I, Kimberly, was concerned about being able to get out of our driveway because I volunteer for the local Red Cross Disaster Action team and did not want to be trapped if

I was called out for a fire. I was also concerned in general because there was another car parked directly across the driveway of 718 Scarlett Drive, and just a large number of their guests parked oddly up and down the street from Squires to 2-3 blocks beyond their house in the other direction. The cars parked across the neighbors driveways and the two cars parked at the edges of our driveway were still parked that way the next morning when I left the house.

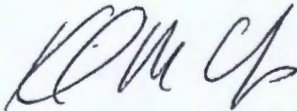
- There is a frequent shuffling of cars belonging to the occupants and frequent overnight guests of 716 Scarlett Drive. Although we appreciate their efforts to use their own driveway, it's still a lot of disturbance on a fairly regular basis. Sometimes one person is moving more than one vehicle so a car is left running in the street for a few minutes. Sometimes a car alarm is set off in the morning hours. On Monday, October 13, 2014 at approximately 8 am, a man came out of 716 and backed a car out of their driveway. He hit our trashcans two times before parking in front of our house. Although I, Kimberly, was standing in front of 714 Scarlett Drive with our dog, the man did not say anything when he saw me and went back inside. Two more cars backed out of the driveway and drove off, one of which hit one of their trashcans on the way out. Of course this could happen to anyone, but it's the volume and density of cars that makes these kinds of occurrences fairly regular.

We would like to note that in August we signed a statement that the problem behaviors surrounding 716 Scarlett Drive had improved. The woman whose family owns the house came over and asked us to sign this statement because she wanted to show Tamee Bollinger of the Campus Hills Community Association that they were making an effort. I, Kimberly, did not read the document carefully and signed because the truly egregious behavior had let up. She did not mention at that time that her father had applied or was planning to apply for a permit to have the house zoned as rooming/boarding house. We are concerned about that omission, and by the fact that it now seems the improvement in behavior did not begin until after the owner/occupants of 716 "got into trouble" with the county. And while it is true that the number of overnight guests and long term cars has dropped to nearly zero as we draw closer to the hearing date, we are concerned that this doesn't reflect the authentic behavior of 4 unrelated adults living in one house. We do not wish ill to the owner or occupants of 716 Scarlett Drive, but only want to safeguard the character of our community as it we experienced it before this situation began.

The desire to safeguard our community is our greatest concern. We have enjoyed living in Campus Hills beyond measure. I, Kimberly, grew up just across Providence Road, and we moved into this particular neighborhood with the full intent to revitalize the home we purchased, and live out the rest of our days in it. We have heard from the owner's daughter that her father has requested this permit so that she can live there with her friends, despite the numbers allowed by the county code. While we understand that the group of friends would like to live there as planned, we do not support any special exception being made. Regardless of the owner's

intent, we are concerned about the precedent this kind of arrangement would set. No one can see into the future, and we have no guarantee that the house will not change hands to someone who also wants to run a boarding house in that location. Two different people in the county zoning office have informed us that this permit could stay with the property forever, or that the door would always be open if that permit gets issued in the first place. That possibility would be hanging over our heads for the rest of our lives here in Campus Hills. 716 Scarlett Drive backs up onto the property of Goucher College. Towson University is very close. Campus Hills is nicely situated with regard to shopping and transportation. It's the kind of location where a boarding house might thrive. Please do not even allow the possibility of this occurring at any time in the future. We are sorry that this situation has escalated to this point, and we'd just like the return of the essentially peaceful and friendly neighborhood we'd enjoyed until now.

Thank you,



Kimberly M. Culp



Jason M. DeFontes



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 15, 2009

BRUCE COVAHEY, ESQUIRE
COVAHEY, BOOZER, DEVAN & DORE
614 BOSLEY AVENUE
TOWSON MD 21204

Re: Petition for Special Hearing
Case No. 2010-0042-SPH
Property: 115 Burke Avenue

Dear Mr. Covahey:

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,

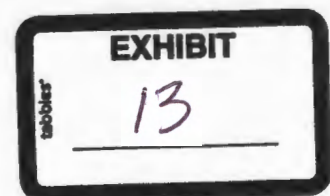
A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Wayne And Lisa Knell, 1854 Chesapeake Road, Pasadena MD 21122
See Attached List



SUE CORNISH
213 GARDEN RD
TOWSON MD 21286

HELEN KEPLINGER &
G.T. KEPLINGER
1 EAST BURKE AVENUE
TOWSON MD 21286

KAY CRONIN
1861 LOCH SHIEL ROAD
TOWSON MD 21286

MAGGIE DATES
1857 LOCH SHIEL ROAD
TOWSON MD 21286

FAY CITERONE
KNOLLWOOD-DONNYBROOK
IMPROVEMENT ASSOC
PO BOX 19131
TOWSON MD 21284

B. FLORENCE NEWMAN
8 MARYLAND AVENUE
TOWSON MD 21286

PAUL S. HARTMAN, PRESIDENT
AIGBURTH MANOR ASSOC OF
TOWSON INC
PO BOX 20143
TOWSON MD 21284-0143

CHRISTIA RABORN
REMAX
THE EXECUTIVE BLDG.
22 WEST ROAD
BALTIMORE MD 21204

PETER & MARGARET FISHER
144 MARBURTH AVENUE
TOWSON MD 21286-1144

TRACEY MARCANTONI
27 NORMAL TERRACE
TOWSON MD 21286

ERIC HIEMSTRA, PRESIDENT
FELLOWSHIP FOREST COMMUNITY
ASSOCIATION
503 HILLEN ROAD
TOWSON, MD 21286

KAREN & FRED PARKS
23 NORMAL TERRACE
TOWSON MD 21286

DR & MRS HAROLD GRISWOLD
23 HILLTOP ROAD
TOWSON MD 21286

MARY LOUISE STENCHLY
63 AIGBURTH AVENUE
TOWSON 21286

PAUL HARTMAN
18 ½ CEDAR AVE
BALTIMORE MD 21286

TONI THOMAS
140 MARBURTH AVE
TOWSON MD 21286

JOYCE ROUTSON
142 MARBURTH AVE
TOWSON MD 21286

CAMMY THOMAS
111 BURKE AVE
TOWSON MD 21286

PAT FRANCE
7508 KNOLLWOOD RD
TOWSON MD 21286

JUDY GREGORY
1116 STEVENSON LANE
TOWSON MD 21286

RICHARD PARSONS
412 WOODBINE AVE
TOWSON MD 21204

MICHAEL ERTEL
505 WEST JOPPA RD
TOWSON MD 21204

MARY CAROL BRUFF
15 HILLSIDE AVE
TOWSON MD 21286

FAY CITERONE
909 RAPPAIX CT
TOWSON MD 21286

CHRIS RABORN
601 WILTON RD
TOWSON MD 21286

DAVID RILEY
7609 KNOLLWOOD RD
TOWSON MD 21286

ROBERT BATTISTA
202 AIGBURTH RD
TOWSON MD 21286

GEORGE ALLEN
58 BURKLEIGH RD
TOWSON MD 21286

JAY MARTIN
71 BURKSHIRE RD
TOWSON MD 21286

ED KILCULLEN
100 MARYLAND AVE
TOWSON MD 21286

RICHARD SPOONER
8411 COCO RD
ROSEDALE MD 21237

PETER MOULDER
1552 DELLSWAY RD
TOWSON MD 21286

DAVID ZOLL
16 AIGBURTH RD
TOWSON MD 21286

ZACH COON
23 MARYLAND AVE
TOWSON MD 21286

W TURLINGTON
1509 CRANWELL RD
LUTHERVILLE MD 21093

ELAINE MIGINSKY
106 EAST PADONIA RD
TIMONIUM MD 21093

SR EVELYN GRUDZA
9 SKIDMORE CT
TOWSON MD 21204

NANCY PIVEC
934 RADCLIFFE RD
TOWSON MD 21204

RITA MELNICK
120 WILLOW AVE
TOWSON MD 21286

WENDY KWIATKOWSKI
12 MARYLAND AVE
TOWSON MD 21286

BRENDA AMES-LEDBETTER
9 MARYLAND AVE
TOWSON MD 21286

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
S side of Burke Avenue; 125 feet W of the c/l		
of Aigburth Avenue	*	DEPUTY ZONING
9 th Election District		
5 th Councilmanic District	*	COMMISSIONER
(115 Burke Avenue)		
	*	FOR BALTIMORE COUNTY
Wayne J. and Lisa S. Knell		
<i>Petitioners</i>	*	CASE NO. 2010-0042-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal property owners, Wayne and Lisa Knell. Petitioners request Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a rooming house for a maximum of four (4) unrelated adults pursuant to Sections 408B.1 and 502.1 of the B.C.Z.R. As filed, the Petition also requested Special Hearing relief to approve a modification of Section 1B01.1.B.1.b of the B.C.Z.R. pursuant to Section 408.B.1.A.2.g of the B.C.Z.R.¹ The subject property and requested relief are more fully described on the site plan, which was marked and accepted into evidence as Petitioners' Exhibit 8.

Appearing at the requisite public hearing in support of the requested special hearing relief were Petitioners Wayne and Lisa Knell along with their attorney Bruce E. Covahey, Esquire. The case also garnered significant interest from the community and approximately thirty neighbors and interested citizens attended the hearing in opposition to the requested relief. For the sake of brevity, their names and addresses are not specifically identified in this Order, but they are all listed on the "Citizens Sign-In Sheet," which was circulated before the hearing began

¹ At the outset of the hearing, the parties agreed that this portion of the request was not legally required. Accordingly, this portion of the Petition shall be dismissed as moot.

and is contained within the case file. It should also be noted that twelve letters from various individuals and community associations opposing the requested relief were submitted and accepted into evidence as Protestants' Exhibits 2A through 2L.

Testimony and evidence offered revealed that the subject property is rectangular in shape and contains approximately 6,000 square feet or 0.14 acre, more or less, zoned D.R.5.5. As shown on the site plan and the map of the property that was marked and accepted into evidence as Petitioners' Exhibit 6, the property is located on the south side of Burke Avenue, east of York Road, in the Donnybrook area of Towson in Baltimore County. The property is improved with an existing two-story brick and frame dwelling containing 1,848 square feet. Mr. Knell testified that he and his wife took title to the property in 2007 from his wife's parents, and submitted the deed to the property, which was marked and accepted into evidence as Petitioners' Exhibit 1. The property had been in Mrs. Knell's family since 1986, and has been consistently used as a rental home throughout this time period.

Mr. Knell testified that once he took title to the property, he performed approximately \$47,000 in renovations to the existing dwelling, completely revamping the home by adding central air conditioning, new furniture, windows and siding, landscaping, new doors, insulation, and updated bathrooms. Mr. Knell also converted a room that was previously used as a dining room into a fourth bedroom, as demonstrated on the floor plan of the home, which was marked and accepted into evidence as Petitioners' Exhibit 7. The dwelling and surrounding property is depicted in a series of photographs, which were marked and accepted into evidence as Petitioners' Exhibits 9A through 9J. The photographs reveal that the home fronts on Burke Avenue with a driveway leading to a one car garage, but can also be accessed through an alley that runs along the rear of the property where Mr. Knell removed a patio area that was previously

surrounded by shrubs and bushes. Parking can be located in the garage and on the driveway, as well as the rear of the property.

Mr. Covahey elicited testimony from Mr. Knell demonstrating that Petitioners are professional landlords who also own an approximately 60-unit apartment complex known as "Quail Run" in Berlin, Maryland, just outside of Ocean City, Maryland. The Knells submitted letters in support of their petition from the Berlin Mayor and Police Chief, which were respectively marked and accepted into evidence as Petitioners' Exhibits 2 and 3. The letters indicate that the Knells have been an asset to the Berlin community, and are far from absentee landlords attempting to obtain an extra source of income without taking an active role in the maintenance and well being of their properties. The Knells live approximately 45 minutes from Towson, and Mr. Knell testified that he has given his contact information to several members of the surrounding community and is available to deal with any problems that may occur on the subject property.

While the B.C.Z.R. permit the Knells to lease this property to two unrelated people as of right, the Knells filed this Petition in an effort to obtain the authority to lease to a maximum of four unrelated people. According to Mr. Knell, the property is in an excellent location to lease to Towson University students, which is located in close proximity to the school. While Mr. Knell is charging a flat monthly rate of \$1,700 whether the property is leased to two or four people, he testified that it would benefit the Knells (by making it easier to find tenants) and the future lessees (by making the rent cheaper for students or families) if the property could be leased to three or four unrelated people. Mr. Knell conceded that the property has been leased to three or four unrelated people in the past, but indicated he was unaware of the regulation limiting rentals

to two unrelated people. Relief is now requested to continue to lease to a maximum of four unrelated people in the future.

Following Petitioners' presentation of their case, approximately ten citizens testified at the public hearing, all in strong opposition to the request for special hearing. Again, for the sake of brevity, the witnesses will not be individually named, but their names are contained in the case file and are made a part of the record in this case. The witnesses, some of whom represented local community associations such as the Aigburth Manor Association of Towson, Inc., which encompasses the subject property, and the Greater Towson Council of Community Associations, which is an umbrella organization of 30 community associations, all expressed a number of concerns with this petition. Neighbors testified that since Mr. Knell cleared the vegetation in the rear of the property, students have begun to drive at excessive speeds, often late at night, in the alley that separates the property from a line of row houses. Neighbors are concerned that their children face a greater risk of injury because of the increased traffic, and also expressed concern with the congestion that has been caused by increased traffic flow to the property.

In addition, several citizens complained about the effects of permitting an increased number of students to live in homes in the small surrounding community. Neighbors have been burdened with loud music late at night, and one explained that she had to actually move her bedroom from the side of her home fronting the subject property to the far side of her home to reduce the noise emanating from the subject property. Excessive garbage, trash, and debris was another concern, and the Protestants submitted several photographs depicting these conditions on the property, which apparently have increased in the past few years due to the addition of the fourth bedroom in the home. The photographs were marked and accepted into evidence as Protestants' Exhibits 2A through 2K, and they reveal the changes to the layout of the backyard,

the new parking area in the rear of the property, and displays of significant amounts of garbage in the front of the home. While the Protestants were understanding of the lack of housing available for Towson University students, they strongly opposed overcrowding their small community by permitting more than two unrelated people to live in a dwelling such as on the subject property. According to the Protestants, this is precisely the type of request that former Deputy Zoning Commissioner John V. Murphy was referring to when he denied a similar request in Case Number 2007-0294-SPH on the basis that it could create a domino effect in the surrounding community.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated September 3, 2009, which indicates that the property is located in a neighborhood that has capacity issues and Petitioners seek a boarding house for more than two unrelated adults. The neighborhood is currently zoned D.R.5.5 and has existing problems with traffic and parking. The neighborhood is within the boundaries of the traffic shed for a low rated traffic intersection and already has permit only off-street parking to manage the limited amount of parking spaces. Allowing more than two unrelated adults on a single property would set a precedent in this community, which would only further exacerbate its current overburdened conditions. Furthermore, the neighborhood has had a long history of rental properties being leased by multiple tenants beyond that which is permitted by the Regulations. These rental properties in the past have led to increases in nuisance crime, noise, illegal parking and lack of maintenance. The community has struggled and fought hard to remove any rental properties that were leasing more residents than legally allowed. Granting permission of a rooming house would also set a bad precedent for the

neighborhood and could possibly set off a domino effect of other rental properties also looking for zoning relief for rooming houses.

Based on the testimony and evidence, I am not persuaded to grant the requested relief. I acknowledge that Mr. Covahey presented credible evidence in support of Petitioners' request, and I do not believe the Knells would act as absentee landlords with a complete disregard for the effects that their property would have on the surrounding community. That being said, based on the outpouring of testimony and letters opposing the requested relief, I cannot find that the boarding/rooming house would meet the requirements of section 502.1 of the B.C.Z.R.

That section requires, among other things, that a request would not tend to create congestion in roads, streets or alleys therein, and this was a major concern for all of the witnesses that testified at the public hearing as well as the Office of Planning. As a practical matter, if four unrelated students or other individuals were permitted to live in a single-family dwelling, there would likely be at least four cars on the property and often even more to accommodate friends and other visitors. This is twice as many cars as would typically park on the property if the B.C.Z.R. were strictly enforced. In my view, permitting more than two unrelated adults to reside in the dwelling would cause congestion and increased traffic, contrary to Section 502.1.B of the B.C.Z.R.

Additionally, the Protestants raised legitimate concerns of safety for children, excessive music and noise, and increased amounts of trash and debris. Based on the collective testimony of the witnesses at the public hearing, along with the numerous letters contained in the case file, I find that this request would adversely impact the health, safety, and general welfare of this community. Accordingly, I shall deny the request for special hearing.

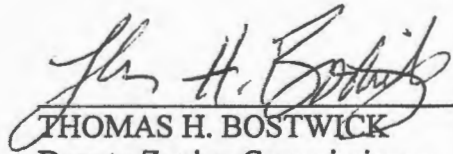
In conclusion, it should be noted that the instant Petition does raise a legitimate, ongoing issue concerning the increase in enrollment at Towson University and the lack of housing available to students. On the one hand, many of the homes in the Towson community, such as the subject property, were built long ago -- mostly in the 1930's and 40's -- and were intended for use by a single family. The small surrounding neighborhoods along Burke Avenue and the adjoining streets are simply not equipped to handle the inflow of university residents. On the other hand, the university and its student body are left with a situation where there is an unfulfilled need for student housing, with a recent increase of approximately 4,000 enrolled students and only approximately 600 beds on campus to accommodate for this growth. Unfortunately, this conundrum cannot be solved by an Order from the Office of the Zoning Commissioner. Rather, with each incoming freshman class, it will likely continue to be a source of tension between the school and the nearby Towson community unless or until some sort of compromise or agreement can be reached.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 15th day of October, 2009, that Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a rooming house for a maximum of four (4) unrelated adults pursuant to Sections 408B.1 and 502.1 of the B.C.Z.R. be and is hereby **DENIED**; and

IT IS FURTHER ORDERED that Petitioners' request for Special Hearing relief to approve a modification of Section 1B01.1.B.1.b of the B.C.Z.R. pursuant to Section 408.B.1.A.2.g of the B.C.Z.R. be and is hereby **DISMISSED AS MOOT**.

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



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 10, 2010

Bruce Covahey, Esquire
Covahey, Boozer, Devan & Dore
614 Bosley Avenue
Towson, MD 21204

Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire
Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, MD 21204

RE: *In the Matter of: Wayne and Lisa Knell – Petitioner/Appellant*
Case No.: 10-042-SPH

Dear Counsel:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

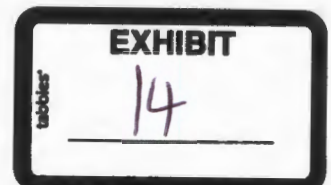
Theresa Shelton/kc

Theresa R. Shelton
Administrator

TRS/klc
Enclosure

Duplicate Original Cover letter

c: See Attached Distribution List



Wayne and Lisa Knell – Petitioners/Appellants
10-042-SPH

Distribution List
September 10, 2010
Page 2

c: Wayne and Lisa Knell
Sue Cornish
Helen and G. T. Keplinger
Maggie Dates
Fay Citerone/Knollwood-Donnybrook Improvement Association
B. Florence Newman
Paul S. Hartman, President/Aigburth Manor Association of Towson, Inc.
Christia Raborn/Remax
Peter and Margaret Fisher
Tracey Marcantoni
Karen and Fred Parks
Eric Hiemstra, President/Fellowship Forest Community Assoc.
Dr. and Mrs. Harold Griswold
Mary Louise Stenchly
Paul Hartman
Toni Thomas
Joyce Routson
Cammy Thomas
Pat France
Judy Gregory
Richard Parsons
Michael Ertel
Mary Carol Bruff
Fay Citerone
Chris Raborn
David Riley
Robert Battista
George Allen
Jay Martin
Ed Kilcullen
Richard Spooner
Peter Moulder
David Zoll
Zach Coon
W. Turlington
Elaine Miginsky
Sr. Evelyn Grudza
Nancy Pivec
Rita Melnick
Wendy Kwiatkowski
Brenda Ames-Ledbetter
William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director/PDM
Arnold F. "Pat" Keller, III, Director/Planning
Nancy C. West, Assistant County Attorney
John E. Beverungen, County Attorney

wife's parents and submitted the Deed to the property. The property has been in Mrs. Knells family since 1986 and has been consistently used as a rental home throughout the time period. Mr. Knell stated that the home contains four (4) bedrooms and two (2) baths and a full unfinished basement. There is a detached garage on the property at the end of a driveway that runs along the side of the property.

After taking title to the property, the Knells illegally converted the property to a four (4) bedroom boarding house and proceeded to rent it. It was occupied by four (4) Towson University undergraduate students. After complaints from the neighbors about noise and the clutter in the rear yard, the Knells were cited by Baltimore County for operating an illegal boarding house without a permit. Other violations were also found with respect to the unkempt nature of the property. The citation precipitated the current request for the zoning relief.

At the time of the hearing, the home was occupied by a family who was renting it from the Petitioners. The Petitioners are absentee landlords, and own an apartment house in Berlin, Maryland. The Petitioners presented a letter from the Mayor of Berlin and the Chief of Police in Berlin, indicating that they were a satisfactory landlord for the properties that they own in that town.

Petitioners testified with respect to the upgrades that they have made in the home at 115 Burke Avenue and also stated that there would be no parking in the alley to the rear of the home. The tenants park on the grass in the rear and presently use the alley for access and egress. The Petitioner intended to screen access to the alley by use of bushes. The Petitioners stated that they are concerned about problems with the neighbors and would make monthly inspections of the property. If the people who had signed the Lease were not following the conditions of the Lease,

they would be asked to leave. Petitioners presented a Rental Registration report indicating the properties in the immediate area of 115 Burke Avenue which were rental properties.

The Protestants who testified in the hearing were Paul Hartman, a member of the Aigburth Community Association and the current President of that Association. He stated that the Association had reviewed the request for the boarding house and had voted to oppose the permit. There are various problems with renting to students from Towson University, including vehicle parking in the area, trash, and the behavior of the students including large parties and late comings and goings of individuals at the boarding house. He cited Tiger Fest of April 24th, 2010 in which four (4) arrests and forty-eight (48) citations were issued. The students keep different hours than the normal residents in the area and come and go at all hours, early in the morning and late at night. He stated that the Association had no objection to renting to families who are not students, but he felt that allowing a boarding house in this area would lead to the licensing of other boarding houses and would cause a decline in the values of the properties in the Association in the community.

Ms. Joy Routson, who lived directly behind 115 Burke Avenue testified that she had been in her home for thirty-seven (37) years. She filed a complaint because two (2) cars were parked in the back yard and two (2) were parked in front. She called the Knells to ask about shrub removal and was told that the shrubs were cleared so that the students could pull out into the alley rather than on to Burke Avenue. She also testified that on New Years Eve she had to call for police at 2 o'clock a.m. because of a loud party at 115 Burke Avenue. Ms. Routson stated that the party broke up when the police arrived. She testified that she was afraid that the boarding house would degrade the value of her home and that there were no other boarding houses in the area. She had no problem with renting to a family, but not to students.

Mr. Edward Kilcullen also testified that he lived at Maryland Avenue and that he was familiar with the problems with students in the area. He thought it would be a dangerous precedent to allow a boarding house in the area and as President of the Greater Towson Council of Community Associations (GTCCA)), he opposed the granting of the license for a boarding house.

Judith Giacomo also testified that she lived at 17 Aigburth Road for twenty-six (26) years. She was a member of the Aigburth Community Association and she was familiar with the students problems. She stated that the Association opposed boarding houses every time a request has been made and that they, in fact, got rid of three (3) fraternity houses in the area. She also feared that the property values would decline as a result of the granting of the boarding house in the present situation and that other boarding houses would be licensed thereby lowering the value of homes in the neighborhood. She presented a list of individuals from the neighborhood who were present at the hearing. The list was accepted by the Board as Board Exhibit No.: 10. It contained the names of fourteen (14) individuals in the neighborhood of 115 Burke Avenue who opposed the granting of the license.

Decision

Section 408B.1A.2.e. of the Baltimore County Zoning Regulations (BCZR) states as follows:

e. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:

- (1) Findings following the public hearing.
- (2) The character of the surrounding community and the anticipated impact of the proposed use on that community.

(3) The manner in which the requirements of this section and Section 502.1 and other applicable requirements are met and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the use will not be detrimental to the health, safety or general welfare of the surrounding community and as are deemed necessary to satisfy the objectives of this section and Section 502.1 of these regulations.

Section 502.1 of the BCZR states:

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air;
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone.

The burden of proof for compliance with Section 502.1 is on the Petitioner. After a review of the evidence and testimony taken in this matter, the Board has determined that Petitioner has not met that burden of proof and it will uphold the decision of the Deputy Zoning Commissioner. Petitioners presented a Rental Registration report indicating that there are number of rental properties in the area. With respect to Burke Avenue, the report showed that

there were thirty-six (36) units which were rental properties. Of those thirty-six (36) rental properties:

three (3) properties had three (3) to five (5) units involved,
two (2) others had two (2) units; and
the rest were single units.

The itemization indicates that boarding houses were not prevalent in the immediate Burke Avenue area.

The testimony from neighbors show that when the home was rented to students, the trash was allowed on the front lawn and noisy parties took place at the home. In addition, the cars parked on the property indicate that at least each individual had a vehicle that would be parked on the property and were unsightly.

The Board has determined that under Section 502.1A., the licensing of a boarding house would be detrimental to the health, safety or general welfare of the locality involved. The testimony with respect to the New Year's Eve party, the trash and the utilization of the alley for entrance and exit to the property from the rear, would grossly effect the neighbors. In addition, under Section 502.1D., the Board feels that a Boarding House on this property would tend to overcrowd the land and cause the undue concentration of population by allowing four (4) individuals, particularly with automobiles to live in the home, which is currently being occupied by one (1) family. The Board feels it would be inconsistent with the purposes of the zoning property classifications and inconsistent with the spirit and intent of the zoning property regulations to allow a boarding house in this particular area. Testimony that establishing a boarding house in this situation would be a "slippery slope" which would eventually lead to additional boarding houses thereby lowering the property values; is given considerable credit by

the Board. In addition, under the seminal case of Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319 (1981), the Board finds that a boarding house at this location would have more of an adverse effect than a boarding house at some other location within the D.R. 5.5 zone.

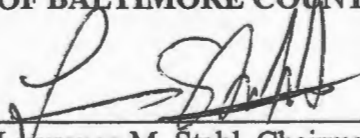
ORDER

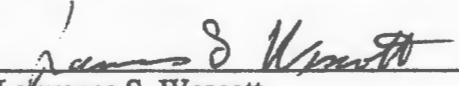
THEREFORE, IT IS THIS 10th day of September, 2010 by the Board of Appeals of Baltimore County

ORDERED that the Petitioners Request for Special Hearing relief filed pursuant to §500.7 of the Baltimore County Zoning Regulations (BCZR) for a rooming house for a maximum of four (4) unrelated adults, pursuant to §408.B.1 and §502.1 of the Baltimore County Zoning Regulations (BCZR) be and the same is hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence M. Stahl, Chairman


Lawrence S. Wescott


Robert W. Witt

Circuit Court of Maryland

[Go Back](#)**Case Information**

Court System: **Circuit Court for Baltimore County - Civil System**
Case Number: **03C10012007**
Title: **In the Matter of Wayne J Knell, et al**
Case Type: **Administrative Agency Appeal** Filing Date: **10/12/2010**
Case Status: **Closed/Active**
Case Disposition: **Decree or Order** Disposition Date: **04/05/2011**

Plaintiff/Petitioner Information

(Each Plaintiff/Petitioner is displayed below)

Party Type: **Petitioner** Party No.: **1**
Name: **Knell, Wayne J**
Address: **1854 Chesapeake Road**
City: **Pasadena** State: **MD** Zip Code: **21122**

Attorney(s) for the Plaintiff/Petitioner

Name: **Covahey, Esq, Bruce Edward**
Appearance Date: **10/13/2010**
Practice Name: **Covahey & Boozer, P.A.**
Address: **614 Bosley Avenue**
City: **Baltimore** State: **MD** Zip Code: **21204**

Party Type: **Petitioner** Party No.: **2**
Name: **Knell, Lisa S**
Address: **1854 Chesapeake Road**
City: **Pasadena** State: **MD** Zip Code: **21122**

Attorney(s) for the Plaintiff/Petitioner

Name: **Covahey, Esq, Bruce Edward**
Appearance Date: **10/13/2010**
Practice Name: **Covahey & Boozer, P.A.**
Address: **614 Bosley Avenue**
City: **Baltimore** State: **MD** Zip Code: **21204**

Court Scheduling Information

Event Type: **Civil Non-Jury Trial** Notice Date: **01/06/2011**
Event Date: **03/29/2011** Event Time: **09:30 AM**
Result: **Held/Concluded** Result Date: **03/29/2011**

Related Persons Information

(Each Related person is displayed below)

Party Type: **Administrative Agency** Party No.: **1**

EXHIBIT

tabbies

15

Business or Organization Name: **County Board Of Appeals For Baltimore County**
Address: **Jefferson Bldg, Suite 203**
City: **Towson** State: **MD** Zip Code: **21204**

Attorney(s) for the Related Persons

Name: **Demilio, Esq, Carole S**
Practice Name: **People's Counsel For Baltimore County**
Address: **105 W Chesapeake Avenue**
Room 204
City: **Towson** State: **MD** Zip Code: **21204**
Name: **Zimmerman, Esq, Peter M**
Practice Name: **People's Counsel For Baltimore County**
Address: **105 West Chesapeake Ave.**
Room 204
City: **Towson** State: **MD** Zip Code: **21204**

Document Tracking

(Each Document listed. Documents are listed in Document No./Sequence No. order)

Doc No./Seq No.: **1/0**

File Date: **10/12/2010** Entered Date: **10/13/2010** Decision:

Party Type: **Petitioner** Party No.: **1**

Document Name: **Petition for Judicial Review**
Filed by PET001-Knell, PET002-Knell

Doc No./Seq No.: **1/1**

File Date: **10/18/2010** Entered Date: **10/20/2010** Decision:

Party Type: **Administrative Agency** Party No.: **1**

Document Name: **Response to Petition for Judicial Review ***

Doc No./Seq No.: **2/0**

File Date: **10/15/2010** Entered Date: **10/19/2010** Decision:

Party Type: **Petitioner** Party No.: **1**

Document Name: **Notice of Appeal and Certification**
Filed by PET001-Knell, PET002-Knell

Doc No./Seq No.: **3/0**

File Date: **11/01/2010** Entered Date: **11/09/2010** Decision:

Document Name: **Correspondence ***

Doc No./Seq No.: **4/0**

File Date: **11/15/2010** Entered Date: **12/02/2010** Decision:

Document Name: **Correspondence from Nancy Pivec**

Doc No./Seq No.: **5/0**

File Date: **11/29/2010** Entered Date: **12/08/2010** Decision:

Document Name: **Transcript of Record from Adm Agency ***

Doc No./Seq No.: **6/0**

File Date: **12/08/2010** Entered Date: **12/08/2010** Decision:

Party Type: **Administrative Agency** Party No.: **1**

Document Name: **Notice of Transcript of Record Sent**

Doc No./Seq No.: **7/0**

File Date: **12/08/2010** Entered Date: **12/08/2010** Decision:

Party Type: **Petitioner** Party No.: **1**

Document Name: **Notice of Transcript of Record Sent**

Doc No./Seq No.: **8/0**

File Date: **12/08/2010** Entered Date: **12/08/2010** Decision:

Party Type: **Petitioner** Party No.: **2**

Document Name: **Notice of Transcript of Record Sent**

Doc No./Seq No.: **9/0**

File Date: **12/29/2010** Entered Date: **12/29/2010** Decision:

Document Name: **Scheduling Order**

Doc No./Seq No.: **10/0**

File Date: **01/06/2011** Entered Date: **01/06/2011** Decision:

Document Name: **Hearing Notice**

Doc No./Seq
No.: **11/0**

File Date: **12/20/2010** Entered Date: **01/15/2011** Decision:

Party Type: **Petitioner** Party No.: **1**

Document
Name: **Stipulation**

AMENDED BRIEFING SCHEDULE

Filed by PET001-Knell, PET002-Knell, ADA001-County Board Of Appeals For Baltimore County

Doc No./Seq No.: **12/0**

File Date: **01/24/2011** Entered Date: **02/11/2011** Decision:

Party Type: **Petitioner** Party No.: **1**

Document Name: **Memorandum in Support of Petition for Judicial Review**
Filed by PET001-Knell, PET002-Knell

Doc No./Seq No.: **13/0**

File Date: **02/24/2011** Entered Date: **03/11/2011** Decision:

Party Type: **Administrative Agency** Party No.: **1**

Document Name: **Memorandum w/Exhibits**

Doc No./Seq
No.: **14/0**

File Date: **03/29/2011** Entered Date: **03/29/2011** Decision:

Document
Name: **Open Court Proceeding**

March 29, 2011. Hon.Vicki Ballou Watts. Hearing had in re: Appeal. Court affirms decision from Adminstrative Agency. Order to be filed.

Doc No./Seq No.: **15/0**

File Date: **04/05/2011** Entered Date: **04/05/2011** Decision: **Affirmed**

Document Name: **Order of Court Board of Appeals of Baltimore County decision in CBA-2010-042-SPH dated Sept. 10,2010 be and it is hereby AFFIRMED as specified**

Doc No./Seq No.: **16/0**

File Date: **04/06/2011** Entered Date: **04/06/2011** Decision:
Document Name: **DOCKET ENTRIES TRANSFERRED TO BOARD OF APPEALS**

This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland rules 16-1001 through 16-1011, or because of the practical difficulties inherent in reducing a case record into an electronic format.

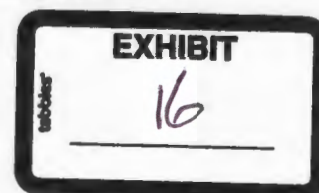
IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
NE Corner of Burke and	*	OFFICE OF
Aigburth Avenues		
(200 East Burke Avenue)	*	ADMINISTRATIVE HEARINGS
9 th Election District		
5 th Council District	*	FOR
Anthony Mortis, Collenia Linzy and	*	BALTIMORE COUNTY
Helen Dortch		
Petitioners	*	CASE NO. 2012-0262-SPHA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Anthony Mortis, Collenia Linzy and Helen Dortch. The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking approval of a rooming and boarding house occupied by one of the legal owners and three additional unrelated individuals. The Petitioners are also seeking variance relief from Section 409.6.1 of the B.C.Z.R., to permit two parking spaces in lieu of the required five. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing held for this case were Petitioners Anthony Mortis, Collenia Linzy and Helen Dortch, Vincent Moskunas with Site Rite Surveying, Inc., the professional surveyor who prepared the site plan, and Michael K. Hourigan, Esquire, attorney for the Petitioners. Appearing in opposition to the Petitioners' request were many residents of the surrounding communities. These individuals are too numerous to specifically identify herein. However, all have signed in on the Citizen Sign-In Sheets. The file reveals that the



Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. The file contains letters of opposition from residents of the community as well as from the following associations: Towson Manor Village Community Association, Wiltondale Improvement Association, Inc., West Towson Neighborhood Association, Knollwood-Donnybrook Improvement Association, Inc.

This matter is currently the subject of a violation case (Case No. CO-106869) before the Office of Administrative Hearings, and a copy of the Code Enforcement file was made a part of the zoning hearing file. The fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits, Approvals, and Inspections, which has the authority to issue Correction Notices and Citations and to impose fines and other penalties for violation of law. On the other hand, the role of the Administrative Law Judge in this matter is to decide the discreet legal issue of whether the Petitioner is entitled to the requested zoning relief.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Department of Planning on May 24, 2012 indicating the following:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning **does not** support the petitioner's request for a rooming and boarding house. Currently the property is the subject of a code violation and the property may not have the appropriate rental registration documents or rental status. Furthermore, parking is a major concern for this community.

Consistent with the recommendation above, the Department of Planning also opposes the petitioner's request to permit 2 parking spaces in lieu of the required 5. The property has a 2-car garage, normally adequate for a single family home. Increasing the density of use without adequate on-site parking will be detrimental to the neighborhood. The subject property is located on a heavily traveled arterial street, therefore, on-street parking is minimal.

Testimony and evidence revealed that the subject property is 3,231 square feet (0.07 acres)

and zoned DR 5.5. Mr. Moskunas explained the site plan he prepared in connection with the Petition, and he described Petitioner's dwelling and the adjoining homes as "semi-detached" dwellings. See Exhibit 1. Petitioners testified they purchased the home in 2010, so that Mr. Mortis would have a place to live while he finished his degree at Towson University. They explained on-campus housing was very hard to locate, and that they purchased this home and made substantial improvements. They also testified that the three roommates helped to defray the cost of the home and expenses.

While Mr. Mortis and his mother (Collenia Linzy) appeared sincere and cooperative (i.e., Ms. Linzy spoke directly to the members of the community at the hearing and indicated she only needed the zoning relief for one year, until her son finished school), I am unable to grant the Petition in these circumstances, as explained below.

Under the B.C.Z.R., a boarding or rooming house (at least in this case, where the building is the domicile of the owner) is one in which rooms are provided to "three or more individuals" not related to the owner by blood or marriage. B.C.Z.R. § 101.1. Mr. Mortis testified he has three adult roommates, so 200 East Burke Avenue clearly qualifies as a "boarding house." Such a use is permitted in a DR zone "only in single-family detached dwellings." B.C.Z.R. § 408.B.1.B. The regulations define a single family detached dwelling as a "dwelling...surrounded by open space or yards and not attached to any other dwelling by any means." B.C.Z.R. § 101.1 (emphasis added).

As explained by Mr. Moskunas, 200 East Burke Avenue is in fact attached by a common wall – which in essence also separates the lots – to the neighboring dwelling known as 202 East Burke Avenue. Whether one refers to this type of dwelling as "semi-detached" or a "two family" dwelling is beside the point. What is clear is that the Petitioners' dwelling is "attached" by a common wall to another dwelling. As such, a rooming or boarding house cannot be operated on

the subject premises.

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

THEREFORE, IT IS ORDERED, this 4 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing seeking relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a rooming and boarding house, be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.6.1 of the B.C.Z.R., to permit two parking spaces in lieu of the required five, be and is hereby DENIED AS MOOT.

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

 Signed
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:pz

IN RE: PETITION FOR SPECIAL HEARING
SW corner of Knollwood Road and
Garden Road
9th Election District
5th Councilmanic District
(7610 Knollwood Road)

Alexander Sulakvelidze
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* CASE NO. 07-294-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 7610 Knollwood Road. The Petition was filed by Alexander Sulakvelidze, legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rooming/boarding house located at 7610 Knollwood Road, pursuant to B.C.Z.R., Section 408B. Petitioner requests a use permit for 4 tenants to reside therein. A site plan and attachment shows the location of the house on the subject lot along with a diagram of the number of bedrooms and bathrooms.

The property was posted with Notice of Hearing on February 15, 2007, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on February 15, 2007, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings.*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

EXHIBIT

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Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated January 25, 2007. The Planning Office recommended denial of the use permit because the subject property is not the primary residence of the owner; the property is being occupied in its entirety for compensation to the owner; and utilizing a single family dwelling as a rooming/boarding house at this location would not be consistent with surrounding land uses. The comment noted the surrounding neighborhood of Knollwood-Donnybrook, along with nearby communities, have been struggling to maintain neighborhood stability due to increasing pressure from absentee owner properties and increasing transient populations; rooming or boarding houses in established single family neighborhoods would only exacerbate this issue; and the subject neighborhood is not designed to accommodate the associated burden of parking. A copy of these comments are incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Bernadette Moskunus from Site Rite Surveyors, who prepared the site plan and Alexander Sulakvelidze, the Petitioner. J. Carroll Holzer, Esquire, represented the Petitioner.

Appearing in opposition to the Petitioner's request were residents of the surrounding communities and also representatives of the surrounding community associations. These individuals are too numerous to mention to specifically identify herein. However, all have signed in on the Citizen and Protestant Sign-In Sheets. Reference is made to the sign-in sheets which are contained within the Hearing Officer's file

William Clark, Esquire, represented the protestants. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 7280 square feet zoned DR 5.5 and is improved by a single family dwelling. Ms. Moskunas indicated that the subject property is a corner lot located at the intersection of Garden Road and Knollwood Road. She indicated that the Petitioner would like to lease the house to four unrelated persons which would fall under the definition of a boarding house. Site layout was shown in Petitioner's exhibit 1.

She noted that the existing house on the property was constructed in the 1950's and that the property is located south of the Donnybrook apartment complex. The only modification to the site as it exists today would be to add four off street parking spaces to the rear yard with access to Garden Road as shown. She noted that a landscaping plan would be created for review by the County Landscape Architect and that there were no boarding houses adjacent to the property. She presented internal floor plans for the proposed use as Petitioner's exhibits 2 and 3. Finally she opined that there would be no adverse impact on the community if the use permit were granted in light of its location so close to the apartment complex to the north.

Upon questioning she admitted that she would need additional approval for the curb cut on Garden Road, the distance to the adjacent property (Cornish property) on Garden Road would be 10 feet and the distance to the Cornish home and an additional 12 feet. She indicated that no storm water management is required by the County for this project, and denied there were any other similar use permits issued in the area. She indicated that the regulations would not prohibit every other home in the community from requesting a use permit for a boarding house, that each could have four vehicles for tenants and that tenant might park on the street.

Mr. Sulakvelidze indicated that he owned the subject property, that he does not live in the existing house, and that he wishes to rent the house to four tenants. He reviewed the extensive renovations he has made to the property since purchasing it in 2005, and indicated he was unaware he needed a use permit to lease the house to the four tenants. He noted the great

demand for such housing in the area, reviewed his methods of screening tenants, opined there were no complaints regarding his four tenants from the neighborhood whose leases expire June 30, 2007. He indicated that he understands that he can lease the house to up to two tenants without a use permit.

While he acknowledged there could be problems when a neighborhood has many properties being leased to tenants, he suggested to the community representatives that the way to solve such problems are to bring these properties under the law. He noted that the law provides for significant protection for the community including compliance with the Livability Code and annual review by the County authorities. On the other hand he opined that not bringing leasing situations under the law will result in many illegal leases occurring given the pressure for housing particularly for students at nearby Towson University. He proposed six conditions which could be incorporated into the approval order to protect the community including one year approval for the use permit in the order for this case and his pledge to come to the community association annually to discuss problems and solutions.

Upon questioning he indicated that he did not live in the home which he proposes to lease, was somewhat aware of the problems in the general area with leasing to students, admitted that the County had cited the subject property for trash violation in the past and for operating a boarding house without a use permit. See protestants' exhibits 2 and 3. He indicated that he has annual leases, and that if the use permit is denied he could lease the house to a single family or two students.

Mr. Sulakvelidze indicated that his lease limits the number of guests and the time such guest may stay in his lease as shown in protestants' exhibit 4. He indicated his willingness to work with the community and reiterated his belief the problem of student housing should be controlled by allowing use permits which would bring the problem under control.

Mr. Riley, a nearby property owner, indicated his opposition to the request, presented photographs of the property and neighborhood as exhibit 5, noted that this house had increased foot and vehicle traffic in the fall of 2006 and that he has seen 5 or 6 vehicles belonging to people living or visiting the property since the Petitioner started leasing the property. He opined that zoning laws should protect the community, and expressed concern about students' behavior in other situations. He admitted that the four students living in the subject property have not been a problem.

Ms. Cornish, an adjacent property owner, expressed her opposition to the requested use permit, and indicated that granting same would set an unfortunate precedent allowing ever more student housing in the neighborhood to the detriment of the community such as has occurred in the Towson Manor community. She also noted that the four students now leasing the property were not a problem. She expressed concern that storm water would come from the proposed parking pad onto her property, and worried that landlords would not invest in rental properties causing decline in property values.

The following representatives of community associations expressed their opposition to the requested use permit: Ms. Citerone for the Knollwood Donnybrook Improvement Association who presented a petition in opposition to the request as protestants' exhibit 8; Mr. Kilcullen, for Towson Manor Village and for Greater Towson Community Council Association who recounted the devastating effect of investor landlords taking over more and more of his residential community and the pilot program recently began by the County to assist distressed communities like Towson Manor; Mr. Gerding for the Rogers Forge Community Association; Mr. Hartmans for Aigberth Manor Community Association; Ms Gray for the Wiltondale Improvement Association; and Mr. Parlakian for the Berkleigh Square Community Association.

Ms. Kask, a realtor familiar with the housing market in the area, described the Knollwood Donnybrook community including the small lot size for each single family dwelling and opined that property values will decline when many homes are leased.

Findings of Fact and Conclusions of Law

The Petitioner makes a point which I am sure the community associations have and will consider. He opines that it is better for the neighborhood to bring rentals under the law with annual reviews then to suffer the continuous stream of illegal rentals which will occur in communities in close proximity to Towson University. The problem is that there is no limit on the number of rentals which can occur. One of the protestants mentioned that Towson University has a plan to increase the number of students without a companion plan to supply housing for the new students. This policy, if it accurately reflects the Regents' position, simply places the burden on the nearby residential communities to absorb ever increasing numbers of rentals which as the representatives of Towson Manor have shown can lead to tipping the balance of residential communities from desirable and stable to unstable and in need of redevelopment.

It is clear that having the present four students rent the subject property will not adversely affect the community. It is also clear that student rental properties in large numbers will adversely affect the community as shown by Towson Manor's experience. So the question in this case is whether or not granting the requested use permit will set a precedent that will open the flood gates to student housing on every third house. While I do not think that student rental every third house will occur by granting this use permit, I agree that with the protestants that it would set a precedent which over time will adversely affect the community. Therefore I will deny the request.

That said I would like to make a suggestion for a process which may lead to a stable and tolerable situation. I accept that this Petitioner was unaware of the need for a use permit.

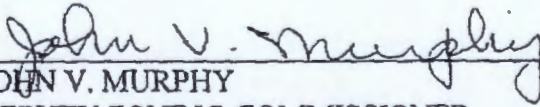
However the fact that this case arose in context of a zoning violation, means that a genuine offer of cooperation by the landlord to the community will be treated with distrust to say the least. Let's start over.

If the Petitioner is sincere in his desire to work with the community, I suggest he now start attending community association meetings. Secondly I also suggest the associations begin to develop guidelines for rentals which they will accept. Perhaps there would be a delineation of communities impacted around the University, and/or a limit on density of rentals, and/or a process for rapid resolving of complaints, etc. Hopefully the Petitioner will be invited to participate in creating these guidelines. Finally I suggest that all approach the University Regents to provide housing for students attending the University.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5th day of March, 2007, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rooming/boarding house located at 7610 Knollwood Road, pursuant to B.C.Z.R., Section 408B four tenants is hereby DENIED.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

MEMORANDUM

DATE: December 23, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0058-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on December 22, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

[illegible]

EASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE

2015-0058

10-31-2014

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
nee Bollinger	805 Shaw Ct	Towson, MD 21286	CeiliidhTB@comcast.net
ADE SUSIE	913 Southwick DR	TOWSON, MD 21286	SGUSIE W SUSIE @ VERIZON .NET
aren Curley	913 Southwick Dr	Towson, MD 21286	
teve Considine	702 Shelley Rd	" " "	sconsidine@comcast.net
en Duffy	801 Swift Ct	Towson, MD 21286	TowsonLn@gmail.com
WESLEY WOOD	512 EPSOM RD.	" " "	wfwood@comcast.net
DAK McCH	402 Shady Ct	"	
WOU McCH	402 Shady Ct		
Emily meoli	720 Scarlett Dr.	TOWSON, 21286	meolien@aol.com
MARCO meoli	720 Scarlett Dr	TOWSON 21286	
PAT FRANCE	1508 Knollwood Rd	TOWSON 21286	PATFRANCE@CENTROLINE.com
ATRICIA WILD	700 Seth Ct.	TOWSON 21286	
Jackie Rutkowski	938 Starbit Rd	TOWSON, 21286	
Gary Bull	506 Epsom Rd	Towson, 21286	thebull22@hotmail.com
Gregory Marcantoni	944 S. Normal Terr		
racy Marcantoni	27 Normal Terr	Towson, MD 21286	tmarcantonia@gmail.com
Greg Bauer	24 Normal Terr	Towson, MD 21286	greg-bis@yahoo.com
eggy Squitieri	1215 Overbrook Rd	Balto MD 21239	paShannon@verizon.com
en Bonaszewski	905 Shelley Rd.	Towson, MD 21286	canhan@verizon.net
Robert L. Seay sth	803 Swift Ct.	Towson, MD 21286	kbbm88@hotmail.com
Trance Rinehart	10 Register Ave	Balto, MD 21212	rinehart1@verizon.net
THU RINEHART	10 REGESTEL AVE	BALTO MD 21212	"
Virginia B. Allen	105 Stanmore Rd	BALTO MD 21212	Virginiab.allen@gmail.com

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

2015-0058

DATE

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

WALTER CRANE	917 SHELLEY RD	TOWSON MD 21286	
DAVID REILEY	7609 KNOLLWOOD RD	TOWSON MD 21286	
Jason DeFontes	715 Scarlett Drive	Towson MD 21286	
DALE CULP	927 BREEZEWICK C	TOWSON MD 21286	
MARGARET Conley	708 Shelley RD	TOWSON MD 21286	
Patricia Ford	804 Scarlett Dr	TOWSON MD 21286	
Dr. R. Luskin	722 Scarlett Dr	TOWSON MD 21286	
Paul Hartman	18 1/2 Cedar Ave	Towson MD 21286	paul@gtcca.org
Leah Graham	7610 Knollwood Rd		
Greg Baker	7511 Knollwood Rd	Towson MD 21286	wbaker@ctmweb.net
Todd Townsend	7513 Knollwood	Towson	faith3804@comcast.net
JAMES CROSSAN		Towson	JimCrossan@comcast.net
D. Marks			Dmarks@Baltimorec...
Sam Kahl			SKahl@baltimorecount...
MICHAEL BLAZEL	939 STARBIT RD	BALTO 21286	
Terri Forand	706 Saylor Ct	21286	terriforand@comcast.net
Bill Forand	706 Saylor Ct	21286	wcforand@gmail.com
FREDERICK WOOD	512 EMBORN RD	21286	
Marsha Samuels	704 Squires Rd	21286	mksamuels@hotmail.com
Dan Kimball	913 Shelley Rd	21286	david.kimball49@verizon.net
DONNA HEAVNER	609 STACY CT	21286	DAHEAVNER@VERIZON.NET

CASE NO. 2015- 0058-SPH

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. 1406390)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/9/14

SIGN POSTING

Date:

10/11/14

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any:

19 Objection letters

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0905150190			
Owner Information					
Owner Name:		ECOLONO DEREK J		Use:	RESIDENTIAL
Mailing Address:		11 ROLLING GREEN CT LUTHERVILLE MD 21093-3906		Principal Residence:	NO
				Deed Reference:	/19730/ 00344
Location & Structure Information					
Premises Address:		716 SCARLETT DR 0-0000		Legal Description:	716 SCARLETT DR CAMPUS HILLS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0070	0009	0734		0000	2A F 9 2014 0022/0066
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1956		1,908 SF		118 SF	9,936 SF
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	SPLIT LEVEL	BRICK	2 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		121,900	103,900		
Improvements		130,700	139,300		
Total:		252,600	243,200	243,200	243,200
Preferential Land:		0			0
Transfer Information					
Seller: ECOLONO RITA H		Date: 03/12/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19730/ 00344		Deed2:	
Seller: ECOLONO JOSEPH J		Date: 09/12/1990		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /000000/ 000000		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

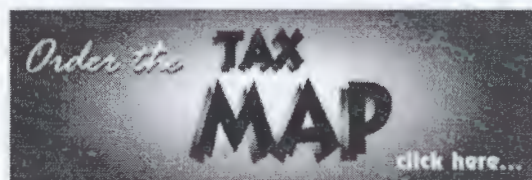
New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0905150190**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://msweb05.mdp.state.md.us/website/mosp/>)

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THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES

* ALSO ADMITTED IN D.C.

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800

TELEFAX: (410) 296-2765

EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

RECEIVED

OCT 24 2014

J. EARLE PLUMHOFF
(1940-1988)

NEWTON A. WILLIAMS
(RETIRED 2000)

RALPH B. DEITZ
(1918-1990)

October 23, 2014

Arnold Jablon
Office of Zoning
County Office Building
111 West Chesapeake Ave.
Room 111
Towson, MD 21204

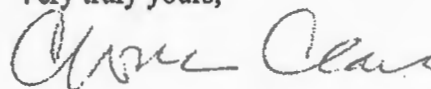
RE: Case Number 2015-0058-SPH ; 716 Scarlet Drive, Towson, MD 21286

Dear Mr. Jablon:

In connection with the above captioned case, enclosed herein please find an Entry of Appearance.

Please contact me with any questions or concerns. Until I hear from you, I remain.

Very truly yours,



C. William Clark

CWC/jkc
Enclosure

Cc: Campus Hill Community Association
Tamee Bollinger
Dr. Ira Luskin
Emily Meoli
Kim Culp
Jason Defontes
Derek Ecolono, Petitioner
Peter Max Zimmerman, People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING
716 Scarlet Drive; Northside of Scarlett Drive,
West of Seabrook Road
9th Election District

PROTESTANTS

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* Case Number: 2015-0058-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the undersigned counsel to represent the Protestants,
Dr. Ira Luskin, 722 Scarlett Drive, Towson, MD 21286; Tamee Bollinger, 805 Shaw
Court, Towson, MD 21286; Campus Hills Community Association, 805 Shaw Court,
Towson, MD 21286; Emily Meoli, 720 Scarlett Drive, Towson, MD 21286; ~~Kim Culp~~ *823*
and Jason Defontes, 715 Scarlett Drive, Towson, MD 21286 in reference to the above
captioned matter, and please have all notices forwarded to the undersigned.

C. William Clark

C. William Clark, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(410) 823-7800

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 22 day of October, 2014, a copy of the foregoing Entry of Appearance was mailed, via first-class mail, postage prepaid to the following:

Derek Ecolono
716 Scarlett Drive
Towson, MD 21286

Petitioner

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

People's Counsel for Baltimore County



C. William Clark

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
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* ALSO ADMITTED IN D.C.

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10/27
TO WCF
file
RECEIVED
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NEWTON A. WILLIAMS
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RALPH E. DEITZ
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OCT 28 2014

October 23, 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Arnold Jablon
Office of Zoning
County Office Building
111 West Chesapeake Ave.
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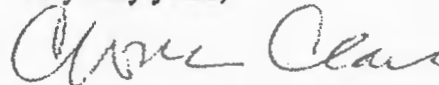
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Very truly yours,



C. William Clark

CWC/jkc
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Tamee Bollinger
Dr. Ira Luskin
Emily Meoli
Kim Culp
Jason Defontes
Derek Ecolono, Petitioner
Peter Max Zimmerman, People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING
716 Scarlet Drive; Northside of Scarlett Drive,
West of Seabrook Road
9th Election District

PROTESTANTS

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* Case Number: 2015-0058-SPH

* * * * *

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Suite 700 Nottingham Centre
502 Washington Avenue
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716 Scarlett Drive
Towson, MD 21286

Petitioner

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

People's Counsel for Baltimore County



C. William Clark



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

October 23, 2014

Derek Ecolono
11 Rolling Greens Court
Lutherville MD 21093

RE: Case Number: 2015-0058 SPH, Address: 716 Scarlett Drive

Dear Mr. Ecolono:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 17, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9/22/14

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

RE: Baltimore County
Item No 2015-0058-SPH
Special Hearing
Derek Ecolono
716 Scarlett Drive.

Dear Ms. Lewis:

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. 2015-0058-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

10/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 716 Scarlett Drive

RECEIVED

INFORMATION:

OCT 16 2014

Item Number: 15-058

Petitioner: Derek Ecolono

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 3.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the subject request for special hearing to permit a rooming and boarding house. A hearing has been scheduled due to a violation notice (CC1406390).

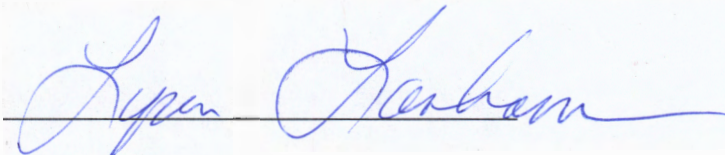
In accordance with Section 408.B of the BCZR the applicant has submitted a site plan with location and type of existing structure as well as adjacent dwellings. The plan indicates the location of 4 parking spaces on the existing driveway. The application also includes floor plans indicating 3 bedrooms and 3 baths.

Staff visited the site and noted that the property appeared to be in good condition. The applicant indicated that no more than 4 occupants would be living in the home.

Should the ALJ grant the request, the Department of Planning recommends the number of tenants be limited to four, that parking be located as shown on the site plan to the rear or side yard in the driveway, and that the requirements of Section 408.B.1.C through H be met. Should the applicant fail to comply with any Livability Code, applicable zoning regulations or noise, litter, fire, health or sanitation ordinances of Baltimore County, the use permit may be revoked.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 716 Scarlett Drive

INFORMATION:

Item Number: 15-058

Petitioner: Derek Ecolono

Zoning: DR 3.5

Requested Action: Special Hearing

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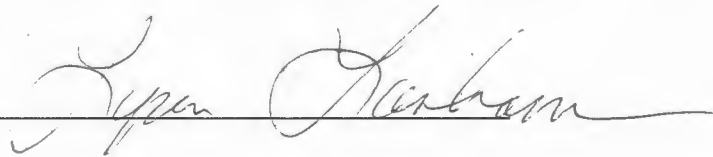
In accordance with Section 408.B of the BCZR the applicant has submitted a site plan with location and type of existing structure as well as adjacent dwellings. The plan indicates the location of 4 parking spaces on the existing driveway. The application also includes floor plans indicating 3 bedrooms and 3 baths.

Staff visited the site and noted that the property appeared to be in good condition. The applicant indicated that no more than 4 occupants would be living in the home.

Should the ALJ grant the request, the Department of Planning recommends the number of tenants be limited to four, that parking be located as shown on the site plan to the rear or side yard in the driveway, and that the requirements of Section 408.B.1.C through H be met. Should the applicant fail to comply with any Livability Code, applicable zoning regulations or noise, litter, fire, health or sanitation ordinances of Baltimore County, the use permit may be revoked.

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

Division Chief:
AVA/LL





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 9, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 9, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2015-0058-SPH

716 Scarlett Drive

N/s Scarlett Drive, 352 ft. w/ of centerline of Seabrook Road

9th Election District - 5th Councilmanic District

Legal Owner(s): Derek Ecolono

Special Hearing to permit a rooming boarding house.

Hearing: Friday, October 31, 2014 at 1:30 p.m. in Room 205 Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

10/189 October 9

996909

PDM # 090711

Pt. Bk./Folio # MP00021

DR 2

1989-0113-X

0907470813

Pt. Bk./Folio # 026064

Pt. Bk. 0000026, Folio 0064

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Lot # 6
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Lot # 5
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Lot # 4
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SCARLETT DR

DR 3.5

Pt. Bk./Folio # 022066

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Lot # 16
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Lot # 29
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Lot # 28
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Lot # 30
0919511830

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Lot # 13
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Lot # 2
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SEABROOK CT

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Lot # 35
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0903231380

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2015-0058-SP1

AB 10/31
1:30 PM

Page 1 of 1

Administrative Hearings - Campus Hills Hearing_Oct31

From: "Tiggle, Geneva R" <geneva.tiggle@optum.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 10/28/2014 2:05 PM
Subject: Campus Hills Hearing_Oct31
Attachments: campus hill zoning.docx

Hello:

Please find attached letter regarding variance hearing scheduled for October 31st.

I'm a resident in Campus Hills and wanted to submit this letter in opposition of request for boarding home at 716 Scarlett drive.

Thank you,
Geneva Tiggle

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

Geneva Tiggle
703 Squires Rd.
Towson 21286

October 27, 2014

Zoning Review Board
111 West Chesapeake Ave. Room 111,
Towson, MD 21204

Dear Committee:

The owner of 716 Scarlett Drive in Campus Hills has filed for a zoning review to allow him to run a boarding house in our community. He currently has 4 - 5 college-age individuals living in this single family home. This is against the community's covenants. Since moving in, residents of 716 Scarlett Drive have caused disruptions to our community. I understand that a hearing is scheduled and I am writing to inform the Zoning Board of my opposition to this request for variance.

Sincerely,

Geneva Tiggle
Campus Hill Homeowner & Resident

Geneva Tiggle
703 Squires Rd.
Towson 21286

October 27, 2014

RECEIVED

OCT 29 2014

Zoning Review Board
111 West Chesapeake Ave. Room 111,
Towson, MD 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Committee:

The owner of 716 Scarlett Drive in Campus Hills has filed for a zoning review to allow him to run a boarding house in our community. He currently has 4 - 5 college-age individuals living in this single family home. This is against the community's covenants. Since moving in, residents of 716 Scarlett Drive have caused disruptions to our community. I understand that a hearing is scheduled and I am writing to inform the Zoning Board of my opposition to this request for variance.

Sincerely,

Geneva Tiggle
Campus Hill Homeowner & Resident

October 24, 2014

716 Scarlett Dr

TO: ZONING REVIEW BOARD

FROM: Doris C. Farley, Campus Hills Resident

RE: "BOARDING HOUSE"

I have lived here since Campus Hills was first built. The neighborhood has maintained its viability because of its covenants. Please do not allow an exception to the covenant which states that a house should contain only one family. Such a change is not good for residents who strive to keep Campus Hills a family-friendly place to live.

Doris Farley

RECEIVED

OCT 24 2014

OFFICE OF ADMINISTRATIVE HEARINGS

715 Scarlett Drive
Towson, MD 21286

October 24, 2014

RECEIVED

OCT 24 2014

Zoning Review
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Sir or Madam:

We are writing to express our opposition to 716 Scarlett Drive in Towson, Maryland receiving a permit to operate as a rooming/boarding house. We live at 715 Scarlett Drive, directly across the street from that property. We have spoken to the owner's daughter and understand her desire to live with her friends, but we do not want a boarding house situated directly across the street. We purchased this home in December 2012 and intend to live here in Campus Hills for the rest of our lives. We work mostly from home, prefer to keep our windows open, and spend a lot of time out of doors walking our dog or gardening in the yard. The general condition of our street and the whole neighborhood is of daily import to us.

Since the current occupants of 716 Scarlett Drive moved in around May of this year, we've experienced a number of disruptions and problems. We've had no actual problem with the occupants of the house, but have been significantly impacted by the behavior and volume of their guests. We feel the examples detailed below indicate the kind of experience we'd continue to have if a rooming/boarding house were permitted at that address. We have only included the incidents for which we can provide some idea of the date or appropriate context.

Loud/Drunken Behavior

- On the night of Washington College's graduation in the middle of May, the occupants of 716 had a party. We overheard two men outside who sounded like they were getting into fight. Both men sounded as if they were under the influence and were using the "F-word" frequently and loudly. I, Kimberly, went outside and knocked on the door of 716, introduced myself, and explained that with the nice weather, windows were open, so some of the neighbors could probably hear the inappropriate behavior going on in front of their house. I congratulated them on their graduation, and basically asked them to keep the loud, cursing, drunken behavior to a minimum. The woman whose family owns the house assured me that they didn't want to cause a problem.
- The occupants of 716 continued to hold large parties and other get-togethers, where we were disturbed by loud, seemingly intoxicated guests in front of their house. One such party occurred on Friday, June 13, the night before our

community yard sale. On the morning of the yard sale, I, Jason, picked up some alcohol bottles and red SOLO cups on the sidewalks near our home. We also believe that this is the morning we discovered vomit on the grass between the sidewalk and street in front of 714 Scarlett Drive, next door to 716. We walk our dog along the sidewalks surrounding our home and don't want to encounter dangerous (alcohol) or disgusting substances with such frequency. We did not observe any effort on the part of the occupants of 716 to clean up the after this or any other party.

- In the second half of September, after the occupants had requested this permit, we were kept awake or awakened on three separate nights after 9 or 10 pm by loud behavior on the street in front of our home. Two of these occasions were on weeknights when the occupants or guests of 716 were running cars and holding conversations lasting more than 20 minutes in the street. The third occasion involved a woman using her cell phone while talking to a man in the driveway of 716. On this occasion the talkers sounded intoxicated. Someone yelled from the front door for them to come in the house, but they did not do so. We do not know how long this disturbance went on because we shut our window, despite our preference for keeping it open in nice weather.

Parking/Volume of Cars

- Throughout the second half of May & all of June, there were 2-3 cars (mostly SUVs) belonging to the occupants or guests of 716 parked in front of our house nearly every day and night—frequently leaving the spots in front of 716 empty. While everyone is entitled to guests, it was not very considerate behavior. We were particularly upset by cars parked illegally right next to our driveway. Our trashcans were knocked over on a few occasions. One morning I, Kimberly, saw one of the men I believed lived at 716, and asked if he could spread the word that we'd appreciate it if everyone could park a little farther from our driveway. I suggested they might pick up knocked-over trashcans. His attitude was dismissive and he said that "she" hadn't done that. The problems with cars parked too close to our driveway continued after this conversation. On the night of the large party 716 held in the second half of June, we could not put our trash out in front of our own home because there was a car parked right at the edge of our driveway, and the trashcans might not have been easily visible to the collectors.
- As just mentioned, the occupants of 716 held another large party in the second half of June. There were many guests parked up and down the street. Again, some guests arrived talking loudly on cell phones and some sounded intoxicated. There were cars parked directly at both edges of our driveway, and there was a car parked completely across the driveway that belongs to 714 Scarlett Drive, which is directly behind our driveway. I, Kimberly, was concerned about being able to get out of our driveway because I volunteer for the local Red Cross Disaster Action team and did not want to be trapped if

I was called out for a fire. I was also concerned in general because there was another car parked directly across the driveway of 718 Scarlett Drive, and just a large number of their guests parked oddly up and down the street from Squires to 2-3 blocks beyond their house in the other direction. The cars parked across the neighbors driveways and the two cars parked at the edges of our driveway were still parked that way the next morning when I left the house.

- There is a frequent shuffling of cars belonging to the occupants and frequent overnight guests of 716 Scarlett Drive. Although we appreciate their efforts to use their own driveway, it's still a lot of disturbance on a fairly regular basis. Sometimes one person is moving more than one vehicle so a car is left running in the street for a few minutes. Sometimes a car alarm is set off in the morning hours. On Monday, October 13, 2014 at approximately 8 am, a man came out of 716 and backed a car out of their driveway. He hit our trashcans two times before parking in front of our house. Although I, Kimberly, was standing in front of 714 Scarlett Drive with our dog, the man did not say anything when he saw me and went back inside. Two more cars backed out of the driveway and drove off, one of which hit one of their trashcans on the way out. Of course this could happen to anyone, but it's the volume and density of cars that makes these kinds of occurrences fairly regular.

We would like to note that in August we signed a statement that the problem behaviors surrounding 716 Scarlett Drive had improved. The woman whose family owns the house came over and asked us to sign this statement because she wanted to show Tamee Bollinger of the Campus Hills Community Association that they were making an effort. I, Kimberly, did not read the document carefully and signed because the truly egregious behavior had let up. She did not mention at that time that her father had applied or was planning to apply for a permit to have the house zoned as rooming/boarding house. We are concerned about that omission, and by the fact that it now seems the improvement in behavior did not begin until after the owner/occupants of 716 "got into trouble" with the county. And while it is true that the number of overnight guests and long term cars has dropped to nearly zero as we draw closer to the hearing date, we are concerned that this doesn't reflect the authentic behavior of 4 unrelated adults living in one house. We do not wish ill to the owner or occupants of 716 Scarlett Drive, but only want to safeguard the character of our community as it we experienced it before this situation began.

The desire to safeguard our community is our greatest concern. We have enjoyed living in Campus Hills beyond measure. I, Kimberly, grew up just across Providence Road, and we moved into this particular neighborhood with the full intent to revitalize the home we purchased, and live out the rest of our days in it. We have heard from the owner's daughter that her father has requested this permit so that she can live there with her friends, despite the numbers allowed by the county code. While we understand that the group of friends would like to live there as planned, we do not support any special exception being made. Regardless of the owner's

intent, we are concerned about the precedent this kind of arrangement would set. No one can see into the future, and we have no guarantee that the house will not change hands to someone who also wants to run a boarding house in that location. Two different people in the county zoning office have informed us that this permit could stay with the property forever, or that the door would always be open if that permit gets issued in the first place. That possibility would be hanging over our heads for the rest of our lives here in Campus Hills. 716 Scarlett Drive backs up onto the property of Goucher College. Towson University is very close. Campus Hills is nicely situated with regard to shopping and transportation. It's the kind of location where a boarding house might thrive. Please do not even allow the possibility of this occurring at any time in the future. We are sorry that this situation has escalated to this point, and we'd just like the return of the essentially peaceful and friendly neighborhood we'd enjoyed until now.

Thank you,

A handwritten signature in purple ink, appearing to read "Kimberly M. Culp".

Kimberly M. Culp

A handwritten signature in purple ink, appearing to read "Jason M. DeFontes".

Jason M. DeFontes

704 Providence Road
Towson, MD 21286
October 15, 2014

Zoning Review
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204

REF: Zoning Hearing, 716 Scarlett Drive

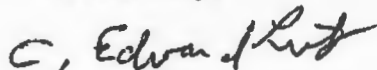
Gentlemen:

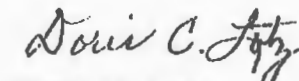
We are writing to express our concern for and our opposition to the intended change to the nature of the reference property. We believe that to allow this private home to be turned into residence for non-related adults would due serious harm to the integrity of Campus Hills and similar residential communities across Baltimore County. Further, it would reward a property owner who has already shown disregard not only for the letter and spirit of the Campus Hills Covenants, but for the Baltimore County Housing Code. We believe that this request for an exception to these existing rules does not serve any useful purpose in meeting a need for rental property when there are ample legally established such properties in the Towson area.

We came to Campus Hills in 1957 as original property owners. We were impressed by the value the homes represented as well as the promise of a family oriented community. While there have been many changes in the area, those original qualities we found in Campus Hills remain strong today.

Thank you for your consideration of our thoughts in this matter. We hope that as you deliberate this request for a change in the status of this property you will agree that no good can come from its becoming a "boarding house".

Yours truly,


C. Edward Lotz


Doris C. Lotz

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

To Whom it May Concern:

I am writing as a resident of the Campus Hills neighborhood to express my concern about the recent application for use permit filed by the homeowner at 716 Scarlett Drive, Towson MD 21286. It is my understanding that this homeowner is seeking permission to allow multiple non-related individuals to live at this residence.

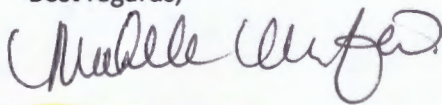
As a Campus Hills homeowner, I am in great opposition of this request, as it goes against everything our community and neighborhood stands for, as well as the values of the surrounding communities in Towson, MD.

We purchased our home to live amongst similar types of homeowners in a quiet "family-oriented" neighborhood. Allowing this property to become a "boarding house" (for lack of better terms), would essentially be welcoming the opportunity in the future for our community to become a sorority or fraternity row, as the allowance of one boarding house in the neighborhood opens up the possibility of two or twenty. We'd be looking at an increase in the number of cars parked along curbs, an increase in traffic, an increase in noise, and an increase in overall general disturbances. We cannot allow this to happen to our neighborhood!

I will stand with my fellow community members against this permit application. I urge you to deny this request and preserve the family-oriented community of Campus Hills.

Thank you for your consideration.

Best regards,



Michele Mangiafico
704 Sawyer Court
Towson, MD 21286
(p) 410-255-1086



14 Objections

XFINITY Connect

cellidhtb@comcast.net

+ Font Size -

Rezoning of 716 Scarlett Drive House

From : Blkidwolf <Blkidwolf@aol.com>

Sat, Sep 06, 2014 06:59 PM

Subject : Rezoning of 716 Scarlett Drive House**To :** Campus Hills Community Association <information@campushills.org>**Reply To :** Blkidwolf <Blkidwolf@aol.com>

Zoning Rview
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

To whom it may concern:

I am writing to vehemently oppose rezoning of the property at 716 Scarlett Drive. Not only is it illegal in Baltimore County to have a Boarding House in a residential community but it is totally against the Covenants of the Campus Hills Community. This is a quiet and peaceful residential community. We purchased our houses for the peace and quiet of the community. We have families who are raising children here and still have elderly people living here. We do not need a bunch of rowdy people living here, who will have no respect for their neighbors nor the community. There will be parking problems with the parties that always come as well as the noise that they project. Not to mention the parking problems during inclement weather. This will also bring down our property values of the houses that we pay taxes on. Please do not allow this rezoning to go through on this house as well as any other house in our neighborhood. This is a community, not a college campus. Thank you,
Kathy and David Hoatson
711 Scarlett Drive
Towson, MD 21286
Blkidwolf@aol.com

Sent from my Verizon Wireless 4G LTE Tablet

September 27, 2014

Zoning Review

111 West Chesapeake Ave, Room 111,
Towson, MD 21204

To whom it may concern,

I am writing to object to the zoning request to permit 716 Scarlett Drive to be used as a boarding house in this single family home. I live at 727 Scarlett Drive and would personally be impacted by this very negative outcome. This is a family neighborhood and permitting a boarding house would impact the quality of life in the area. Please do not allow this home to become a boarding house!

Sincerely,

Christine Spencer
727 Scarlett Drive
Towson, MD 21286

Tamee Bollinger

From: Tamee Bollinger <ceilidhtb@comcast.net>
Sent: Monday, September 22, 2014 10:57 AM
To: Tamee Bollinger
Subject: Fwd:

Sent from my iPhone

Begin forwarded message:

From: Aaron E Reid <noraadier@outlook.com>
Date: September 22, 2014, 10:34:46 AM EDT
To: "information@campushills.org" <information@campushills.org>

To Whom it may concern:

Aaron & Sandra Reid of 807 Southwick Drive, Reject the notice to allow a boarding permit in the Campus Hills Community. Keeping the neighborhood safe and peaceful is a way of life we have come to know and love, and we value it greatly. Ours neighbors take pride in their community and residences. This zoning privilege should be relocated to the suitable zone for mass housing. Thank You for your consideration in this matter.

Yours Truly
Aaron & Sandra Reid

Tamee Bollinger

From: Tamee Bollinger <ceildhtb@comcast.net>
Sent: Monday, September 22, 2014 12:52 PM
To: Tamee Bollinger
Subject: Fwd: Boarding House in Campus Hills

Sent from my iPhone

Begin forwarded message:

From: Susan Goodman <sgoodman.online@gmail.com>
Date: September 22, 2014, 12:35:22 PM EDT
To: information@campushills.org
Subject: Boarding House in Campus Hills

To Whom It May Concern:

We would like to add our voices to the many already heard regarding the attempt to create a boarding house situation in the Campus Hills community. We strongly oppose such a zoning change. Our community is a wonderful ,family oriented neighborhood, unsuited for boarding houses, especially filled with young, unsupervised college kids. The peace, the care,the beauty, the bonds, our community holds dear would not be well served by such a change. The precedent would be a very bad move, and could affect the neighborhood most adversely. The anecdotal record when college kids move into a neighborhood is a miserable one. Campus Hills does not need or deserve this.

Count us as strongly opposed.

Susan and Joe Goodman
713 Shelley Rd

Tamee Bollinger

From: Tamee Bollinger <ceilidhtb@comcast.net>
Sent: Monday, September 22, 2014 11:11 AM
To: Tamee Bollinger
Subject: Fwd: Boarding House in Campus Hills

Sent from my iPhone

Begin forwarded message:

From: Patricia Baxter <phatpat807@verizon.net>
Date: September 19, 2014, 11:01:06 PM EDT
To: <information@campushills.org>
Subject: Boarding House in Campus Hills

Re: Zoning Review for Boarding House

I am writing to oppose the use of a single family dwelling as a boarding house in Campus Hills. As a resident of the Campus Hills Community, I feel that the use of a house in this neighborhood in that capacity would be detrimental.

When you go home tonight, I want to quietly look at the house on either side of yours and across the street, and honestly ask yourself if you would want unsupervised college aged kids living there.

Thank you for your time.

Patty Baxter
807 Shelley Road
Towson, MD 21286

Tamee Bollinger

From: Tamee Bollinger <ceilidhtb@comcast.net>
Sent: Tuesday, September 23, 2014 9:07 AM
To: Tamee Bollinger
Subject: Fwd: Say NO to Boarding House

Sent from my iPhone

Begin forwarded message:

From: Germaine Halbrich <ghalbrich@gmail.com>
Date: September 22, 2014, 1:01:59 PM EDT
To: information@campushills.org
Subject: Re: Say NO to Boarding House

I am definitely OPPOSED to allowing a Boarding House Permit at 716 Scarlett Drive (or allowing this anywhere else in Campus Hills) . This is a WONDERFUL, QUIET, WELL KEPT, FAMILY neighborhood. After sending my 3 children to college I am well aware of the noise levels, parking problems, college parties and total disregard for property/neighbors/upkeep that goes along with college students. I think anyone that has ever had a college student in their family would agree. Once again, this is a QUIET FAMILY NEIGHBORHOOD and we want it to stay that way.

Please let me know if this opinion in an e-mail is good enough or if I should mail a letter.

Respectfully,
Germaine Halbrich
702 Squires Rd
Campus Hills
Towson MD 21286

On Fri, Sep 19, 2014 at 12:58 PM, <information@campushills.org> wrote:

As you may be aware, the owner of 716 Scarlett Drive has requested a use permit from zoning to allow him to run a boarding house in this single family home. On Wednesday, September 17th, he filed the necessary paperwork at the zoning office in order to request a special hearing, thus furthering his cause. Since this past Spring, he has allowed 4 and at times 5 college-age individuals to live at this address in violation of county code and our community's covenants. In addition, neighbors have suffered from the poor behavior choices of these individuals that have shown little respect for our community values.

We expect the hearing date to be set for some time in November or early December. I will post the date as soon as I become aware of it. It is a public hearing and the more people that attend, the better our chances of keeping this type of disruption out of our communities. Please continue to send in letters to the zoning office in opposition of this violation. They may be addressed to Zoning Review at 111 West Chesapeake Ave, Room 111, Towson, MD 21204. You may also email your letters to me at information@campushills.org and I will send them to zoning. Anyone from any community may protest this. We are asking for support from anyone that will be able to

attend the hearing. Please stay tuned for more information.

Thank you!

Campus Hills Community Association

[443-377-1956](tel:443-377-1956)

Tamee Bollinger

From: Tamee Bollinger <ceildhtb@comcast.net>
Sent: Friday, September 19, 2014 3:58 PM
To: Tamee Bollinger
Subject: Fwd: Boarding House

Sent from my iPhone

Begin forwarded message:

From: "Sue Ryan" <hinsonflight@verizon.net>
Date: September 19, 2014, 1:07:11 PM EDT
To: <information@campushills.org>
Subject: Boarding House

I've been made aware that the owner of 716 Scarlett Drive has requested a zoning permit to allow the house to be a boarding house. I live at 804 Shaw Ct, and would like to vehemently protest this. This is a family neighborhood. We don't want a house with a frat house mentality. There are small children living here, and I know that the behaviors and language of college aged adults is NOT appropriate for them. When there is no "ownership", there is no pride, and therefore, I protest the use of this house for boarding virtual strangers!

Thank you,
Sue Ryan
804 Shaw Ct.
Towson, MD 21286

Tamee Bollinger

From: Tamee Bollinger <ceilidhtb@comcast.net>
Sent: Tuesday, September 23, 2014 4:23 PM
To: Tamee Bollinger
Subject: Fwd:

Sent from my iPhone

Begin forwarded message:

From: "reelbeel@verizon.net" <reelbeel@verizon.net>
Date: September 23, 2014, 3:50:45 PM EDT
To: information@campushills.org

I am a Campus Hills resident not far from 716 Scarlett Drive and absolutely oppose any request for such a permit. The home owner "signed up" for the covenants when they bought the house and now they want to change things and not for the overall improvement of the community. The owner should have bought property in a different area.

Bruce Beeler
608 Stacy Court
reelbeel

805 Shelley Rd
Towson MD 21286
September 23, 2014

Zoning Review
111 West Chesapeake Ave
Room 111
Towson, MD 21204

Re: 716 Scarlett Drive, Towson MD 21286

Dear Sir or Madam,

We are concerned neighbors in the Campus Hills neighborhood. The owner of 716 Scarlett Drive has applied for a use permit to allow the single-family home to be operated as a boarding house. The owner has already been allowing 4 to 5 college-aged persons to live in the home, operating against county rules and neighborhood covenants. These tenants have been causing a multitude of problems for our neighbors. We personally have lived next to college-aged tenants in the past and it is a miserable existence.

Please do not grant this home owner the use permit that would allow the legal operation of a boarding house. The illegal operation of a boarding house should not be rewarded with a use permit. In addition, these tenants and the owner have already demonstrated the poor behavior that will occur if the permit is granted. Our Campus Hills neighborhood should not have to put up with these behaviors. Campus Hills is a quiet neighborhood full of families and seniors, historically without college-age tenants living in rentals. Please help us to keep it that way.

Thank you.

Sincerely,

Lisa Cabalo Jerry Cabalo

Lisa and Jerry Cabalo

October 4, 2014

Kevin Kurbel
811 Seaward Road
Towson, MD 21286
Phone: 410-853-7540

To: Baltimore County Zoning Review Board

Re: Request for Permit to Run Boarding House at 716 Scarlett Drive

Dear Sirs and Madams,

When my wife and I drove past this residence in early September and saw the sign posted out front of the house to request use of a boarding house permit, we were both shocked and appalled that someone would attempt this in our community. I believe the property owner's name is one Mr. Derek Ecolono and his current residence is in Lutherville. In other words, this individual does not live in the Campus Hills Community, but instead lives somewhere else altogether. I wonder what Mr. Ecolono would think if myself or some other individual would apply for a boarding house permit adjacent to his residence on 11 Rolling Green Court in Lutherville? My guess is that he would fight it tooth and nail because he would not want to live next door to what is essentially a hotel for students and/or other residents. Furthermore, I ask the members of the Baltimore County Zoning Review Board if they would want to live next door to such an establishment? I would hope that their collective answer would be a resounding no.

In addition to the above objections to this issue, I would also like to point out that it has been brought to our attention via the Campus Hills Community Association that this permit would be in violation of our community covenants and Mr. Ecolono is also currently in violation of Baltimore County zoning codes for allowing 4 and sometimes 5 individuals to live in this residence simultaneously. For these reasons alone, the request for permit should be denied and furthermore Mr. Ecolono should be fined and/or brought up on criminal charges for violating said covenants and zoning codes. Furthermore, if this boarding house is allowed to persist, we face the very real issue of the diminishment of our property values, and no homeowner would support any action connected to such a result. We must protect our Towson community and the property values of our homes.

In summation, granting Mr. Ecolono's request for boarding house permit would set a dangerous precedent in our neighborhood. If this is allowed to occur, Baltimore County is essentially saying to its residents that it does not care about our property values nor respects our covenants regarding how our own neighborhoods and communities should be run. I feel sorry for my neighbors that have to live next door to this abomination: the property exterior is neglected and the behavioral problems of the many residents during both daytime and evening hours are quite evident. It is my wish that the Board will deny this ridiculous request and furthermore hold Mr. Ecolono accountable for his brazen and irresponsible actions as a landlord.

Thank you for your consideration in this matter.

Sincerely,

Kevin Kurbel

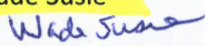
Kevin Kurbel 10/4/14

Zoning board officials

The owner of 716 Scarlett drive towson MD 21286 has requested a hearing to allow him to run a boarding house at that address. We do NOT want this to be permitted. As a member of the Campus Hills Community I do not want to see illegal parking, partying, fighting , drinking, and other community disturbances here. Our covenants state the houses are for Single family use Only. I also hear that they are in violations of County code also.

Thanks for your attention

Wade Susie



913 Southwick Drive

Towson MD 21286

October 15, 2014

Dear Sir or Madam

This letter is in reference to the special hearing to allow the operation of a boarding house at 716 Scarlett Drive, Towson, Maryland 21286.

We have been residents of Campus Hills for 37 years and have witnessed many changes in the community and the Towson area. Despite Towson's rapid commercial development and the student growth at local colleges and universities, Campus Hills, through rigorous application of its protective covenants and zoning enforcement efforts, has maintained a quiet residential atmosphere. It remains a desirable place to raise a family and, in our case, enjoy a well earned retirement.

The introduction of numbers of college students in the Kennelworth, Burke Avenue and other residential areas has been the source of problems such as parking, drinking, loud parties, public urination, general disrespect for property, and abusive language. My wife and I are both graduates of Towson College (now Towson University) and understand that college students have different priorities and exhibit behaviors that are often in conflict with established family neighborhoods.

To grant the proposed zoning allowing a boarding house would open the door to the use of a single family residence as off campus housing incompatible with the original intent of the Campus Hill community, as clearly spelled out in the covenants, and with its historical usage. With the community immediately adjacent to Goucher College and its proximity to Towson. Loyola, and Notre Dame Universities, the establishment of such a precedent can only lead to additional like requests undermining the residential nature of the community.

We urge the members of the zoning review board to reject this request.

Sincerely,

Carl Banaszewski

Carol Banaszewski

Carl and Carol Banaszewski, 905 Shelley Road, Towson, Md. 21286

October 15, 2014

Zoning Board

111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Sir/Madam,

I am a homeowner in the Campus Hills neighborhood of Towson. My family and I have lived there for 19 years. The neighborhood consists solely of single family homes and enjoys a strong feeling of pride in home ownership and camaraderie.

While we enjoy and value our proximity to nearby colleges and universities, we are not, and never have been, a neighborhood that includes student housing. Unfortunately, the owner of 716 Scarlett Drive disregards our community covenants as well as county code by renting his property to four college age students. He has applied for a zoning variance to operate this property as a boarding house.

Please know that our community does not support this request for a number of reasons. On several occasions, these renters have disturbed our neighborhood with illegal parking, partying, fighting and other poor social choices. The students living in the house, as well as the owner, are clearly aware of their violation of county code. We are a community of single family homes and want to preserve that sense of community as well as our property values.

Thank you,



Claire & Greg Ricci

809 Shelley Road
Towson, Maryland 21286

Debra Wiley - Re: Zoning issue in Campus Hills

From: Debra Wiley
To: Marks, David
Date: 9/24/2014 10:43 AM
Subject: Re: Zoning issue in Campus Hills
CC: Lewis, Kristen
BC: Nuffer, Sherry

10/31/14
 1:30 pm

Good Morning,

After checking with the Office of Zoning Review, it appears an application has been made however no hearing date has been assigned yet. By copy of this email to Kristen Lewis, the scheduler, I am requesting that she contact your office when this matter has been set in.

For future reference, the matter has been assigned Case No. 2015-0058-SPH.

Hope this information has been helpful. Thanks.

Debbie Wiley
 Legal Administrative Secretary
 Office of Administrative Hearings
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
[410-887-3868](tel:410-887-3868)
[410-887-3468](tel:410-887-3468) (fax)
dwiley@baltimorecountymd.gov

>>> David Marks 9/22/2014 2:36 PM >>>

Good morning Debbie,

Can you provide any information with regard to this issue, has application been made, has a hearing been scheduled? Any information would be most helpful and greatly appreciated.

Respectfully,
 David Marks
 County Councilman
 Fifth Council District

>>> Tamee Bollinger <Tamee.Bollinger@RaymondJames.com> 9/22/2014 11:25 AM >>>

Hello Councilman Marks,

I wanted to make you aware of a troubling zoning issue in the Campus Hills community. The owner of 716 Scarlett Drive has requested a special hearing with zoning review to allow him to run a boarding house at this

address. In April and May of this year, he illegally moved 4 and at times 5 college-age individuals into this single family home. There were problems right from the start including illegal parking, parking blocking neighbors driveways, loud partying and fighting. I visited the residents twice and both times the residents were dishonest about the number of people living there. The community association filed a county code violation and the owner was cited. It is very unfortunate that he has chosen to pursue this path as it has incensed neighbors. The overall concern (even from neighboring communities) is that if this boarding house is allowed, it will open the door to allowing more and more of this type of dwelling in our serene communities.

We are actively opposing this boarding house. I continue to receive letters and emails in opposition of it. We have retained legal counsel and hope to be well represented by our community members at the hearing. We are also supported by the GTCCA. Is there anything that you, as our Councilman, can do to help us oppose this damaging violation of our community values?

Thank you!

Tamee Bollinger
President, Campus Hills Community Association

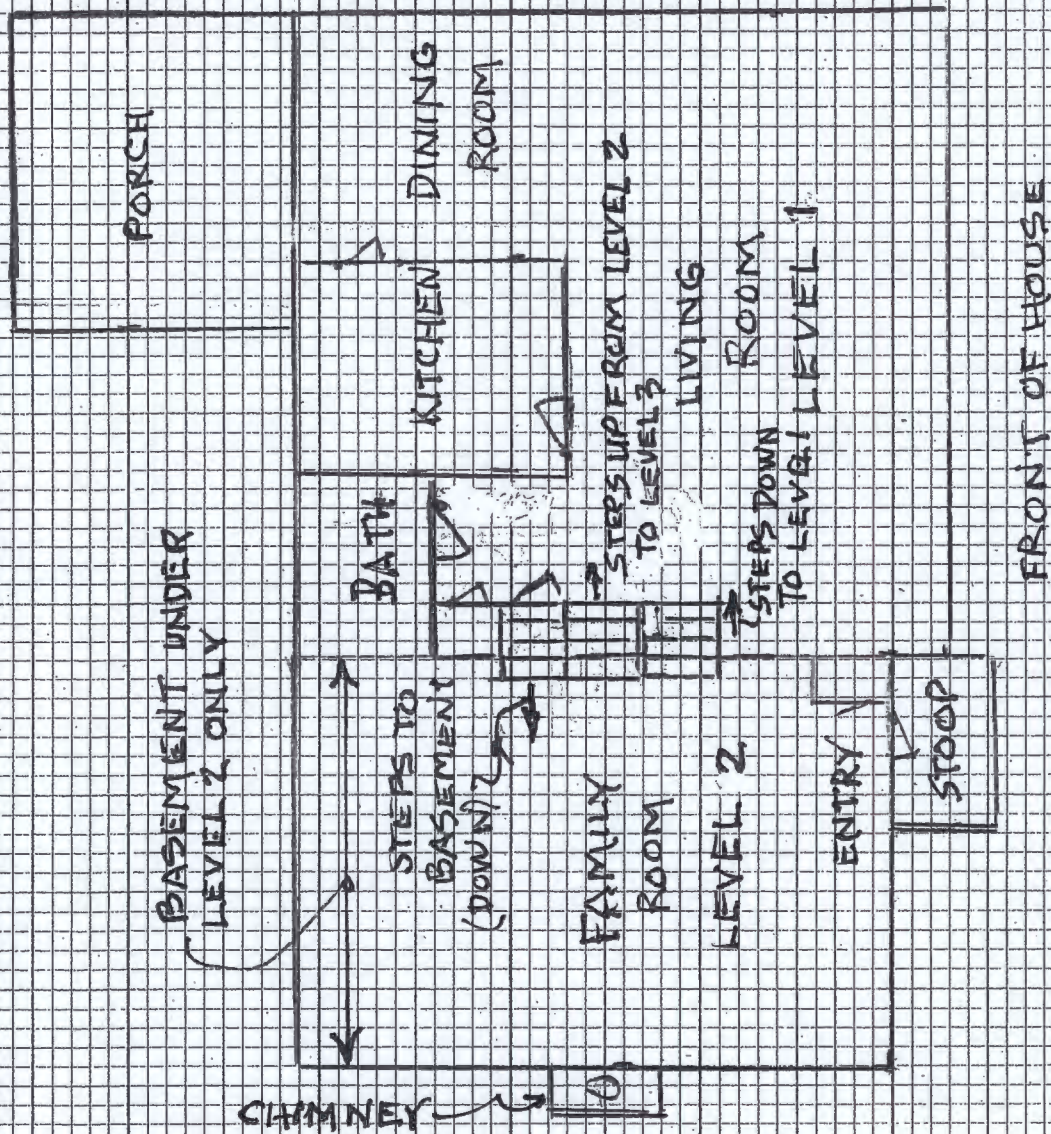
Tamee Bollinger
Administrative Assistant II

Raymond James Consumer Investment Banking
443-759-3584

100 International Drive, 23rd Floor
Baltimore, MD 21202

RAYMOND JAMES

The information transmitted is intended only for the person to whom, or entity to which, it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, is prohibited. If you received this in error, please contact the sender and then delete and destroy all copies of the material. Thank you.



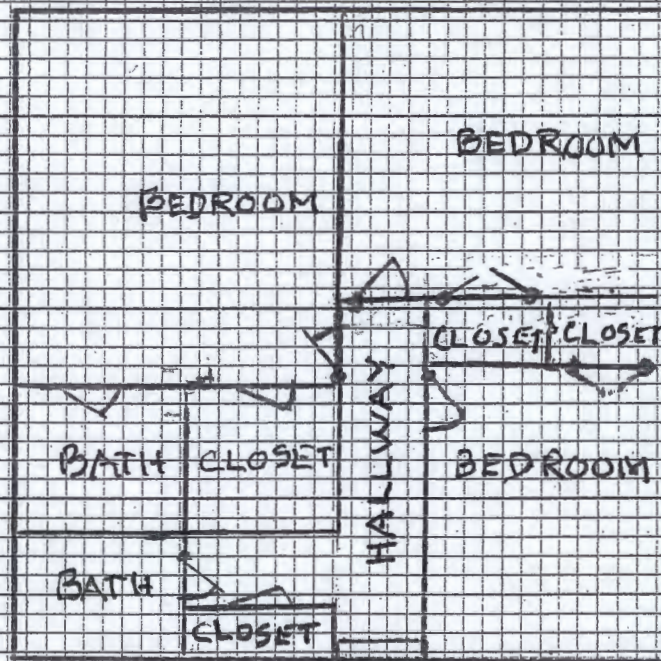
HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY,
MARYLAND

FLOOR PLAN- LEVELS 1 & 2

SCALE: 1/8" = 1'-0"

DATE: AUGUST 9, 2014

2015-0058504



LEVEL 3
FRONT OF HOUSE

STEPS TO
LOWER LEVELS

HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY
MARYLAND

FLOOR PLAN - LEVEL 3

SCALE: 1/8" = 1'-0"

DATE: AUGUST 9, 2014

October 31, 2014

Dear Sir,

I am writing in regards to 716 Scarlett Drive's request for Rooming House Boarding House use.

Case # 2015-0058-SPH

I am opposing this request. I ask that you consider the precedent this would set if it is granted. It would surely be the beginning of the downfall of our great communities here in Towson. This situation reaches far more than Campus Hills' neighborhood. I know you are aware of this. You have heard from many of the neighbors before about this issue. I was one of the neighbors opposing the request on Burke Avenue and Skidmore Drive several years ago and you did not grant it. Thank you for that! Preserving our neighborhoods is sooooo important! I shared previously that I grew up here and am now raising my children here and I want them to do the same! For those that need short term housing, there are plenty of apartments in the area. We hope to have long term residents in our neighborhoods to build strong communities.

Please deny this request.

Thank you!!!!

Sincerely,

Tracey Marcantoni

27 Normal Terrace

Towson, MD 21286

A handwritten signature in cursive script that reads "Tracey Marcantoni". The signature is written in dark ink and is positioned to the right of the printed name "Tracey Marcantoni".

Geneva Tiggle
703 Squires Rd.
Towson 21286

October 27, 2014

RECEIVED

2:20pm

OCT 30 2014

Zoning Review Board
111 West Chesapeake Ave. Room 111,
Towson, MD 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Committee:

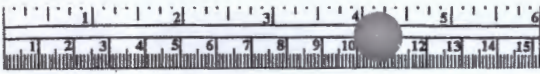
The owner of 716 Scarlett Drive in Campus Hills has filed for a zoning review to allow him to run a boarding house in our community. He currently has 4 - 5 college-age individuals living in this single family home. This is against the community's covenants. Since moving in, residents of 716 Scarlett Drive have caused disruptions to our community. I understand that a hearing is scheduled and I am writing to inform the Zoning Board of my opposition to this request for variance.

Sincerely,

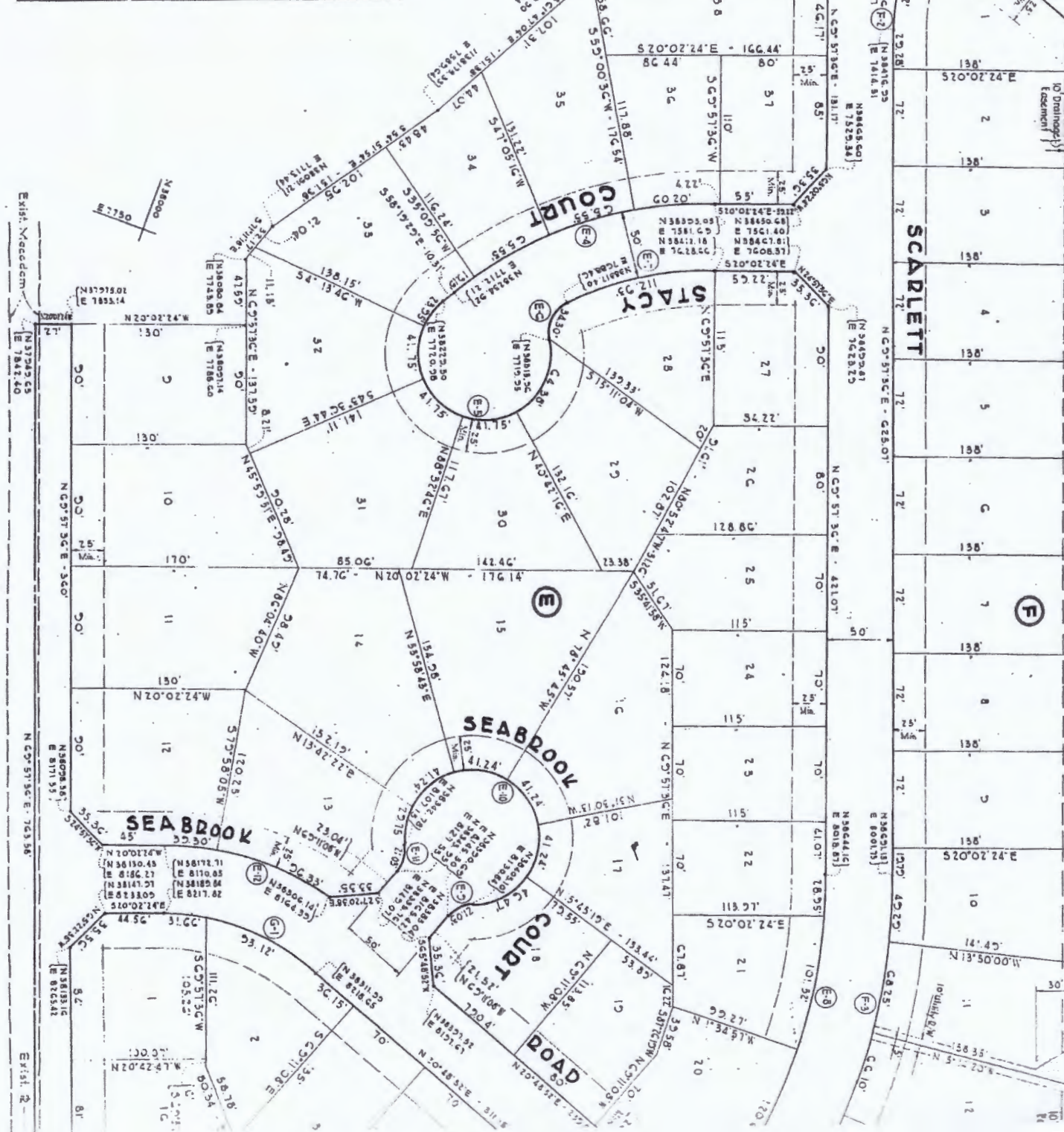

Geneva Tiggle

Campus Hill Homeowner & Resident

2015-0058-SPH



CURVE DATA			
No	Radius	Δ	Δ
1	78.30	37.31	117.00
2	78.30	37.31	117.00
3	78.30	37.31	117.00
4	78.30	37.31	117.00
5	78.30	37.31	117.00
6	78.30	37.31	117.00
7	78.30	37.31	117.00
8	78.30	37.31	117.00
9	78.30	37.31	117.00
10	78.30	37.31	117.00
11	78.30	37.31	117.00
12	78.30	37.31	117.00
13	78.30	37.31	117.00
14	78.30	37.31	117.00
15	78.30	37.31	117.00



0019730 344

DEED

THIS DEED, made this 22nd day of December, 2003, by and between DEREK J. ECOLONO, PERSONAL REPRESENTATIVE OF THE ESTATE OF RITA ECOLONO (Before the Register of Wills and Orphan's Court of Baltimore County, Estate No. 125019), hereinafter referred to as Grantor and DEREK J. ECOLONO, hereinafter referred to as Grantee.

WITNESSETH, that in consideration of the proceedings before the Register of Wills and Orphan's Court for Baltimore County in the Estate of Rita H. Ecolono, Estate No. 125019, and the said Rita H. Ecolono having died testate, and the Grantee herein being entitled to distribution of the within described property in the Estate of Rita Ecolono, the Grantor does hereby grant and convey unto the said Grantee the following property situate and lying in Baltimore County, to wit:

BEGINNING for the same at a point on the north side of Scarlett Drive said point being 311.66 feet as measured along the north side of Scarlett Drive and Saylor Court thence south 69 degrees 57 minutes 36 seconds west 72.00 feet binding on the north side of Scarlett Drive thence north 20 degrees 2 minutes 24 seconds west 138.00 feet thence north 69 degrees 57 minutes 36 seconds east 72.00 feet thence south 20 degrees 2 minutes 24 seconds east 138.00 feet to the point of the beginning; the improvements thereon being known as 716 Scarlett Drive. Subject to a 10 foot drainage easement along the third or north 69 degrees 57 minutes 36 seconds east course. Being lot 9, block F as shown on the Plat of Campus Hills Section South II A, said Plat being recorded among the Land Records of Baltimore County in Liber GLB 22 folio 66;

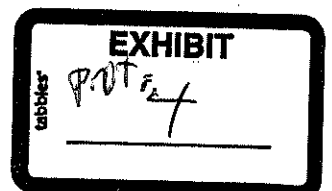
BEING the same property which by Deed of Assignment dated December 7, 1956 and recorded among the Land Records of Baltimore County in Liber GLB 3068, page 377 was granted and conveyed by Campus Homes, Inc. to Joseph J. Ecolono and Rita H. Ecolono as tenants by the entireties, subject to annual ground rent;

BEING the same property which by Deed dated May 11, 1962 and recorded among the Land Records for Baltimore County in Liber WJR 3993, page 564 was granted and conveyed in fee simple by the Savings Bank of Baltimore to the said Joseph J. Ecolono and Rita H. Ecolono as tenants by the entireties, extinguishing the annual ground rent;

AND the said Joseph J. Ecolono having died and departed from this life on July 29, 1971, and the said Rita H. Ecolono having died and departed from this life on October 3, 2002, with a will, and the Estate of Rita Ecolono having been duly admitted to probate before the Register of Wills and Orphan's Court of Baltimore County in Estate No. 125019 and Derek J. Ecolono having been granted Letters of Administration therein on April 25, 2003; and said estate having been fully administered and accounted for.

-1-

REVIEWED SDAT	
BY <u>GC</u>	DATE <u>3/5/04</u>



2015-0058-SPA

0019730 345

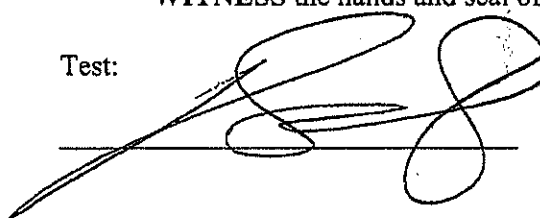
TOGETHER with the buildings and improvements thereupon erected, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Derek J. Ecolono, in fee simple. *total payment*

AND the said Grantor covenants to warrant generally the property hereby granted and conveyed; and to execute such further assurances of said land as may be requisite.

WITNESS the hands and seal of the Grantor on the date written above.

Test:



Derek J. Ecolono P.R. (SEAL)
Derek J. Ecolono, Personal Representative
Of the Estate of Rita Ecolono

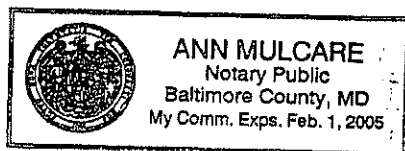
STATE OF MARYLAND

} to wit:

COUNTY/CITY OF BALTIMORE

I HEREBY CERTIFY that on this 122 day of DECEMBER, 2003, before me, the subscriber, a Notary Public for the State and County/City aforesaid, personally appeared **DEREK J. ECOLONO, PERSONAL REPRESENTATIVE OF THE ESTATE OF RITA ECOLONO**, who is known or who has satisfactorily proved his identity to me, and made an oath in due form of law that the matters and facts set forth in the foregoing document are true and accurate to the best of his personal knowledge and observations.

IN WITNESS WHEREOF, my hand and Notarial Seal.



Ann Mulcare
Notary Public
My Commission Expires: _____



**CERTIFICATE PURSUANT §3-104 REAL PROPERTY ARTICLES
OF THE ANNOTATED CODE OF MARYLAND**

I HEREBY CERTIFY that this Deed transferring the herein described property known as 716 Scarlett Drive, Baltimore County, Maryland was prepared by the undersigned counsel who is an attorney licensed to practice Law in the State of Maryland.

David A. Castro
David A. Castro

0019730 346

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: BALTIMORE County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☒ Deed ☐ Mortgage ☐ Other ☐ Other					
		☐ Deed of Trust ☐ Lease ☐ Multiple Accounts ☒ Not an Arms-Length Sale					
2	Conveyance Type Check Box	Improved Sale	Unimproved Sale	Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation <u>INHERITANCE GRANTOR - MOTHER</u>					
	Cite or Explain Authority	State Transfer <u>GRANTEE - SON</u>					
		County Transfer					

TAP FD SURE \$ 28.00
RECORDING FEE 28.00
TOTAL 48.00
Rpt # 55739
Bk # 2668
Pg 12, 2004
02:42 PM

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration \$ <u>0</u>		Transfer and Recordation Tax Consideration	
		Any New Mortgage \$ <u>0</u>		Transfer Tax Consideration \$	
		Balance of Existing Mortgage \$ <u>0</u>		X () % = \$	
		Other: \$		Less Exemption Amount = \$	
		Other: \$		Total Transfer Tax = \$	
Full Cash Value \$		Recordation Tax Consideration \$		X () per \$500 = \$	
		TOTAL DUE \$			

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:
		Recording Charge	\$	<u>20.00</u>	\$	
		Surcharge	\$	<u>20.00</u>	\$	
		State Recordation Tax	\$		\$	
		State Transfer Tax	\$		\$	
		County Transfer Tax	\$		\$	
		Other	\$		\$	
		Other	\$		\$	
Tax Bill: <u>—</u>						
C.B. Credit: <u>—</u>						
Ag. Tax/Other: <u>N</u>						

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		<u>09</u>	<u>09-05-150190</u>	<u>3068/37 3773/564</u>	<u>0070</u>	<u>0734</u>	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		<u>CHAPUS HILLS SECTION SOUTH 11A</u>		<u>9</u>	<u>F</u>	<u>2A</u>	<u>G1B22/66</u>	<u>9936 sq ft</u>
		Location/Address of Property Being Conveyed (2)						
		<u>716 SEARLETT DR. TOWSON MD</u>						
		Other Property Identifiers (if applicable)						
		Water Meter Account No. <u>04127214007</u>						
		Residential ☐ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:						
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		<u>DEREK J. EROLOWO, Personal Representative OF THE ESTATE OF RITH EROLOWO</u>			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		<u>DEREK J. EROLOWO</u>			
		New Owner's (Grantee) Mailing Address			

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	

10	Contact/Mail Information	Instrument Submitted By or Contact Person		☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided
		Name: <u>DAVID A. GUSTRO, ESQ.</u>		
		Firm: <u>EZRIWE GUSTRO & STANUSKY, PA.</u>		
		Address: <u>926 SAINT PAUL ST. BALTIMORE, MD 21202</u> Phone: <u>(410) 669-0098</u>		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		Yes ☒ No ☐ Will the property being conveyed be the grantee's principal residence?	
		Yes ☒ No ☐ Does transfer include personal property? If yes, identify:	
		Yes ☒ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	

Assessment Use Only - Do Not Write Below This Line							
☐ Terminal Verification		☐ Agricultural Verification		☐ Whole		☐ Part	
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
Year	19	19		Gao	Map	Sub	Block
Land				Zoning	Grid		
Buildings				Use	Parcel		
Total				Town Cd.	Ex.		

REMARKS:

☒ COUNTY TRANSFER TAX Per Director of Assessments and Finance Sec 33-139

☒ RECORDATION TAX Per Director of Assessments and Finance T.P. ART 12-103

Date: 3/9/04

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

STATE OF MARYLAND, BALTIMORE COUNTY, TO WITH

I HEREBY CERTIFY that the foregoing is a true copy of the original

Deed taken from the records of said Circuit Court as
recorded in Liber SM No. 19730
Folio 344 one of the LAND
records of Baltimore County.

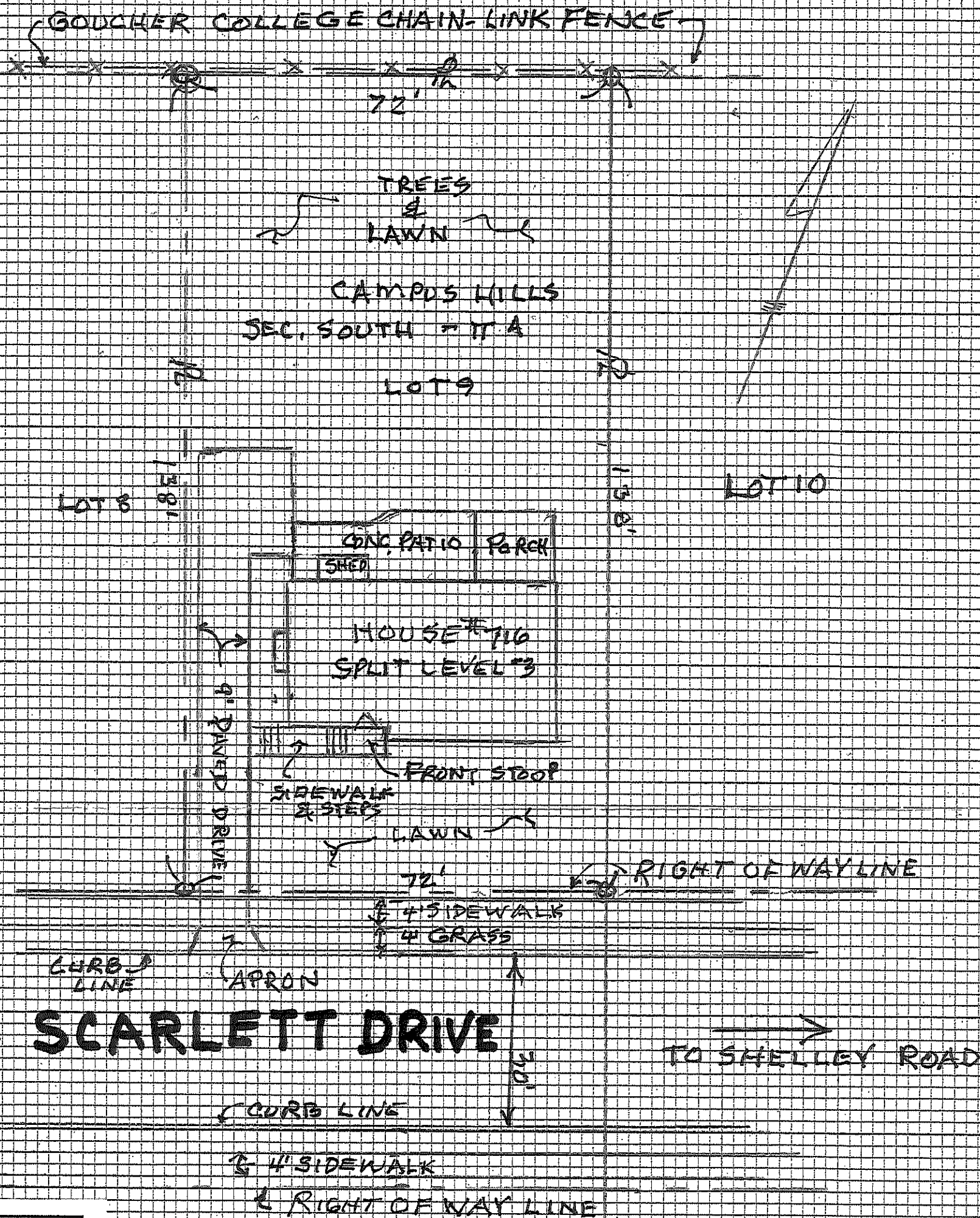
IN TESTIMONY WHEREOF I hereto set my hand
and affix the seal of the Circuit Court for
Baltimore, County

this 23rd day of Oct 20 14

Julie L. Ensor
Clerk of the Circuit Court of Baltimore County

EXHIBIT

A

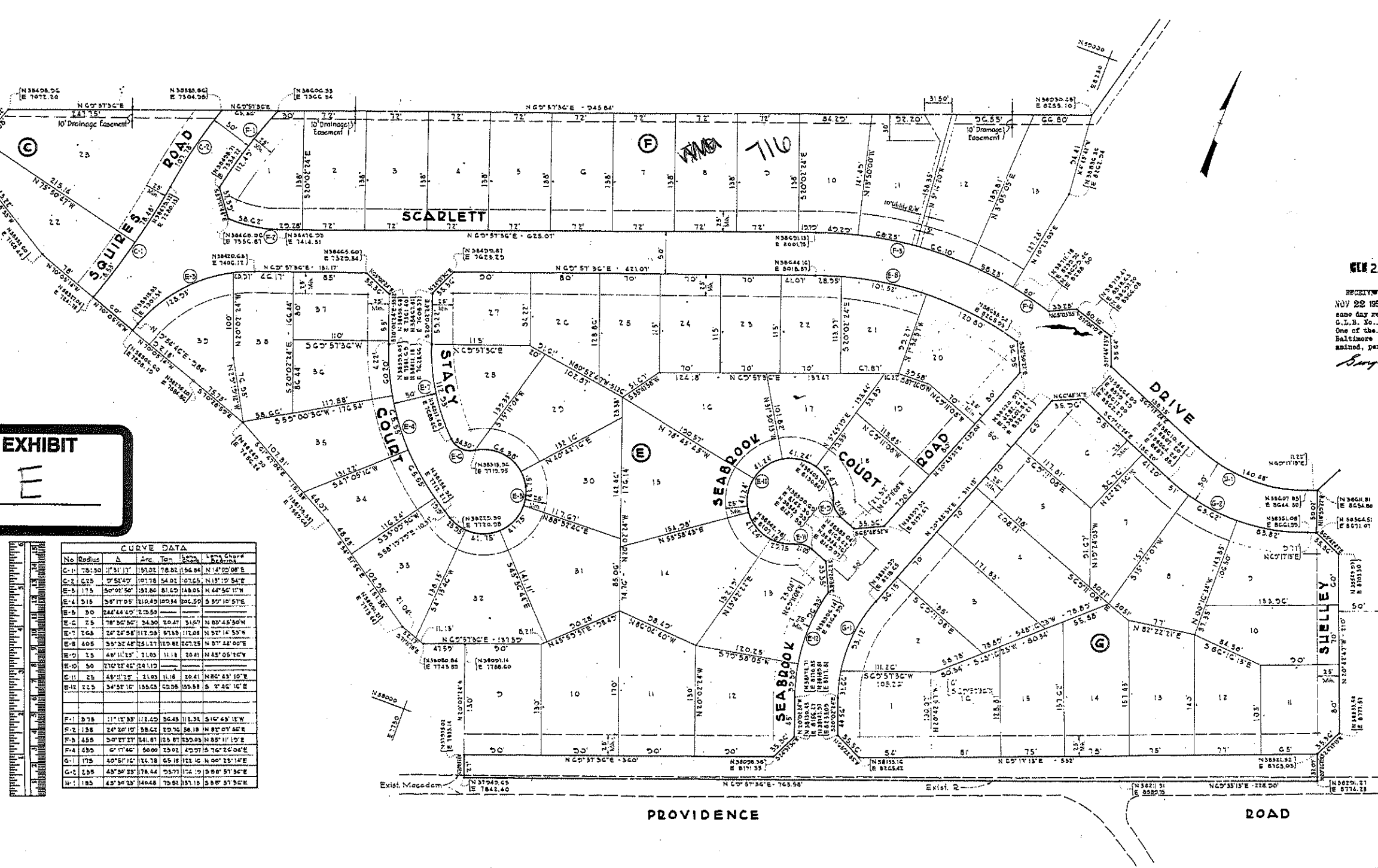


SCALE: 1" = 20'

DATE: AUGUST 9, 2014

SITE PLAN

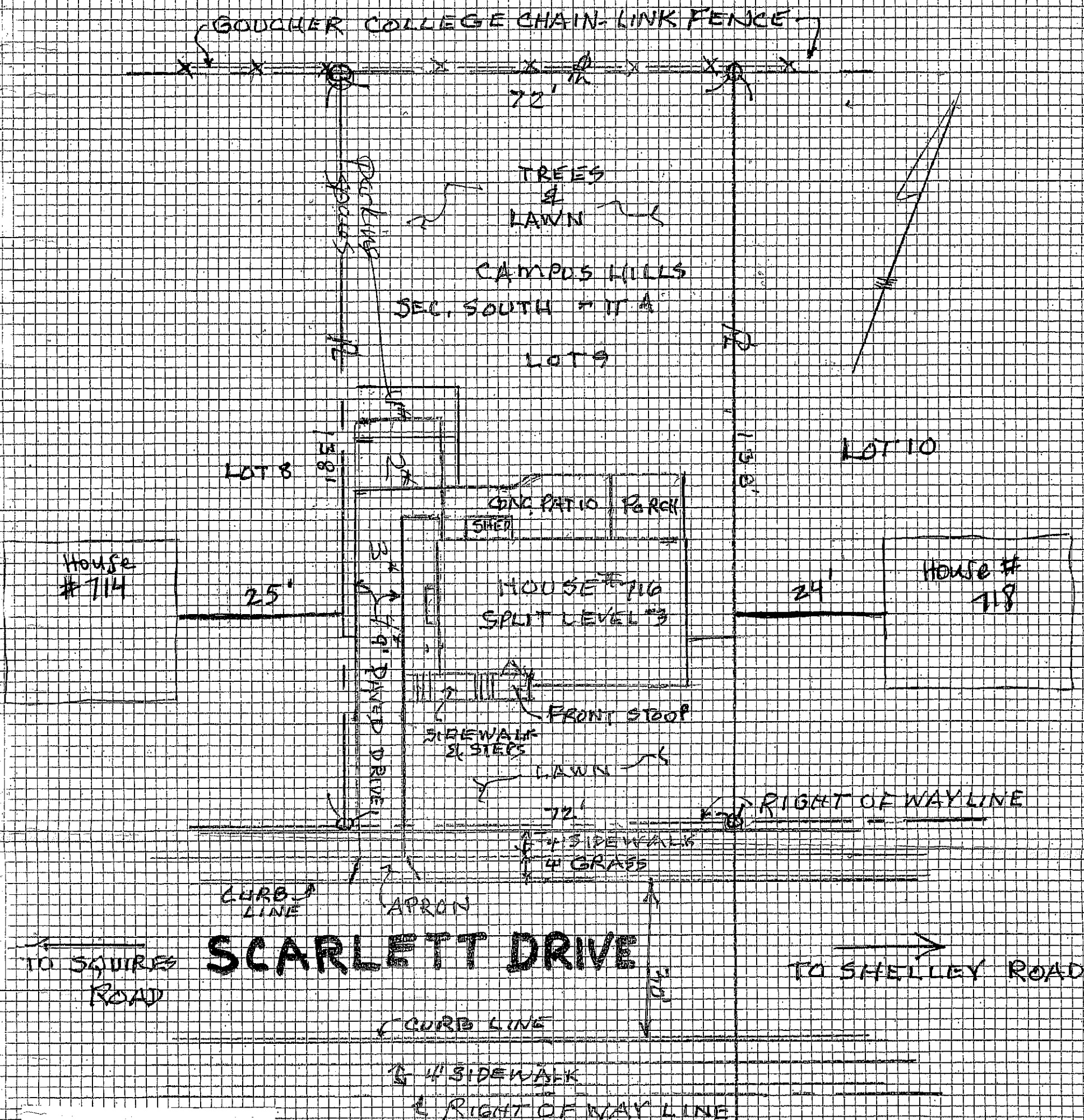
HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY
MARYLAND



EXHIBIT

E

No.	Radius	Δ	Ang. Tan	Long Chord	Area
C-1	75.00	11° 31' 11"	19.01	16.82	156.84
C-2	125.00	17° 52' 47"	39.78	34.02	1076.55
C-3	175.00	23° 59' 50"	59.86	51.00	1848.05
C-4	225.00	29° 57' 05"	80.45	69.50	2807.57
C-5	275.00	35° 44' 42"	101.55	90.47	3807.57
C-6	325.00	41° 11' 15"	122.65	112.08	4807.57
C-7	375.00	46° 38' 48"	143.75	134.29	5807.57
C-8	425.00	52° 06' 21"	164.85	156.50	6807.57
C-9	475.00	57° 33' 54"	185.95	178.71	7807.57
C-10	525.00	63° 01' 27"	207.05	200.92	8807.57
C-11	575.00	68° 29' 00"	228.15	223.13	9807.57
C-12	625.00	73° 56' 33"	249.25	245.34	10807.57
C-13	675.00	79° 24' 06"	270.35	267.55	11807.57
C-14	725.00	84° 51' 39"	291.45	289.76	12807.57
C-15	775.00	90° 19' 12"	312.55	311.97	13807.57
C-16	825.00	95° 46' 45"	333.65	334.18	14807.57
C-17	875.00	101° 14' 18"	354.75	356.39	15807.57
C-18	925.00	106° 41' 51"	375.85	378.60	16807.57
C-19	975.00	112° 09' 24"	396.95	400.81	17807.57
C-20	1025.00	117° 36' 57"	418.05	423.02	18807.57
C-21	1075.00	123° 04' 30"	439.15	445.23	19807.57
C-22	1125.00	128° 32' 03"	460.25	467.44	20807.57
C-23	1175.00	133° 59' 36"	481.35	489.65	21807.57
C-24	1225.00	139° 27' 09"	502.45	511.86	22807.57
C-25	1275.00	144° 54' 42"	523.55	534.07	23807.57
C-26	1325.00	150° 22' 15"	544.65	556.28	24807.57
C-27	1375.00	155° 49' 48"	565.75	578.49	25807.57
C-28	1425.00	161° 17' 21"	586.85	600.70	26807.57
C-29	1475.00	166° 44' 54"	607.95	622.91	27807.57
C-30	1525.00	172° 12' 27"	629.05	645.12	28807.57

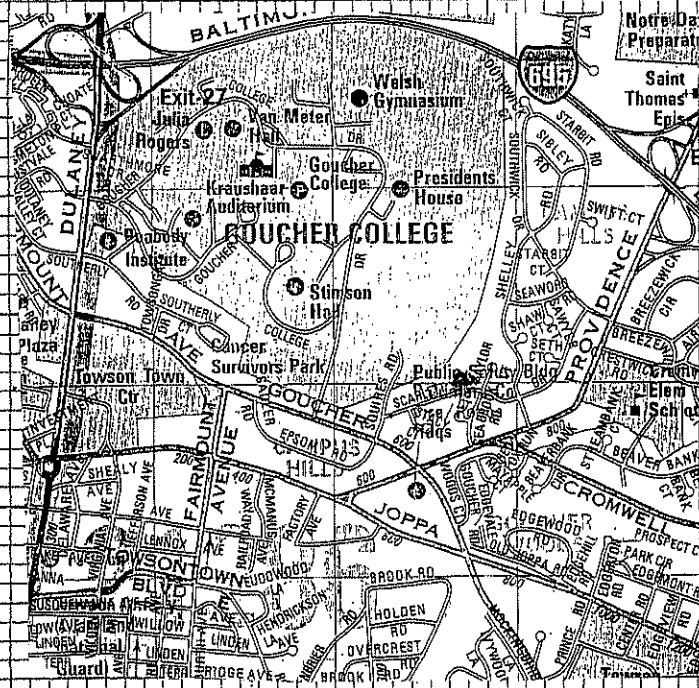


SCALE: 1" = 20'

DATE: AUGUST 9, 2014

SITE PLAN

HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY
MARYLAND



ZONING MAP #	070B1
SITE ZONED:	DR 3.5
ELECTION DISTRICT:	9ED
COUNCIL DISTRICT:	5
LOT AREA ACRES:	9936
HISTORIC?:	NO
IN CBCA?:	NO
IN FLOOD PLAIN?	NO
UTILITIES	
WATER IS:	XPUBLIC PRIVATE
SEWER IS:	XPUBLIC PRIVATE
PRIOR HEARING?	NO
AND ORDER RESULT BELOW:	N/A
VIOLATION CASE?	
INFO	1406390

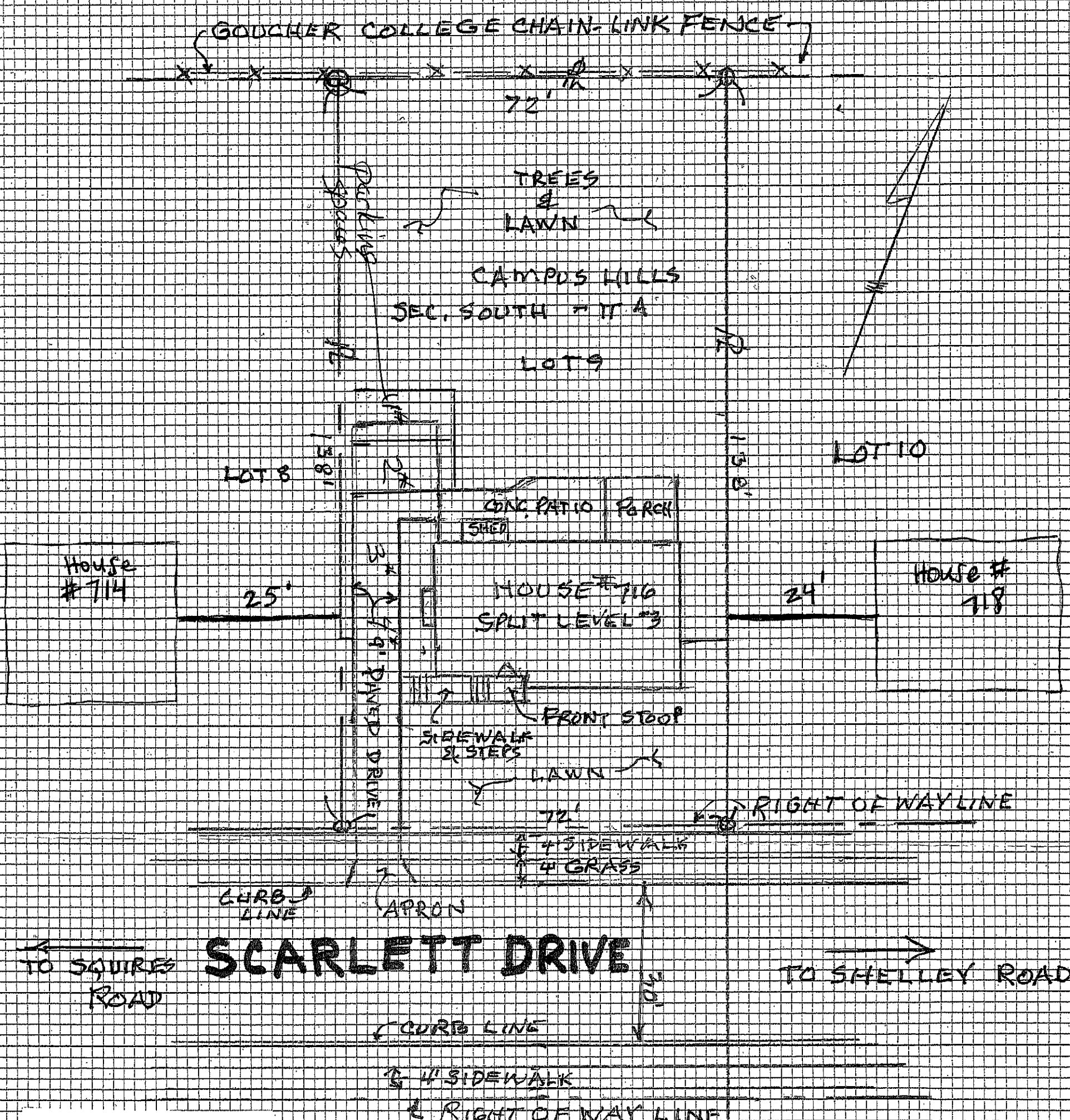
Drawn by: *Laura Eches*

9/19/14

EXHIBIT

Plot #2

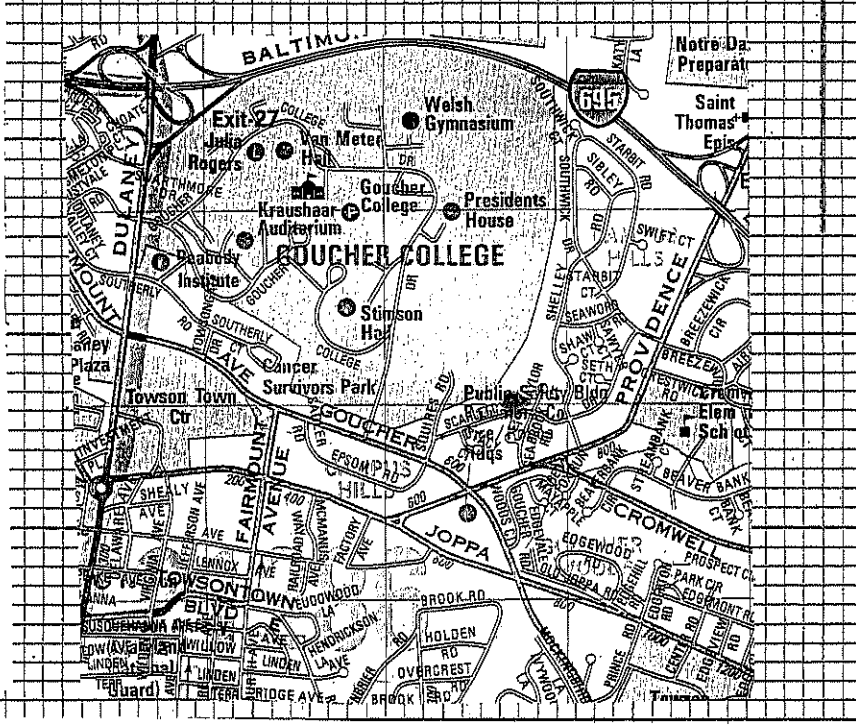
2015-0058-SPH



HOUSE 716 SCARLETT DRIVE
CAMPUS HILLS SEC. - II - A
TOWSON, BALTIMORE COUNTY
MARYLAND

SITE PLAN

SCALE: 1" = 20'
DATE: AUGUST 9, 2014



ZONING MAP #	070B1
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ELECTION DISTRICT:	9ED
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UTILITIES	
WATER IS:	XPUBLIC PRIVATE
SEWER IS:	XPUBLIC PRIVATE
PRIOR HEARING?	NO
AND ORDER RESULT BELOW:	N/A
VIOATION CASE?	
INFO	1406390

Drawn by: *Lynne E. Eames* 9/19/14

2015-0058-SPH