

## **M E M O R A N D U M**

DATE: November 10, 2015  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2016-0040-SPH – Appeal Period Expired

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The appeal period for the above-referenced case expired on November 9, 2015. 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

IN RE: PETITION FOR SPECIAL HEARING \*

(110 Sherwood Avenue) \*

3<sup>rd</sup> Election District \*

2<sup>nd</sup> Council District \*

Donald & Joel Gorman \*

*Legal Owners* \*

Petitioners \*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0040-SPH

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Donald & Joel Gorman, legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a two family (2 apartment units) dwelling as a legal non-conforming use.

Donald & Renee Gorman appeared in support of the petition. Several community members (whose names are on the sign in sheet) attended the hearing and opposed the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is 9,520 sq. ft. and zoned DR 5.5. The property is improved with a single family dwelling constructed in 1941. Donald Gorman testified the house has functioned as a two-unit dwelling since it was built, and that from 1941-1996 his father and mother resided downstairs at the property and rented on a continual basis the upstairs apartment. After their father's death, Petitioners' mother resided in the home from 1996 through 2015, during which time the upstairs apartment was continuously rented. Petitioners are attempting to sell the property and the contract purchaser seeks confirmation the property can be used as a two-family dwelling.

ORDER RECEIVED FOR FILING

Date 10-9-15

By Den

Petitioners submitted photos which show two electric/utility meters at the site as well as separate doors and exterior stairs for accessing the upstairs and downstairs living units. (Ex. 1). Petitioners also submitted an affidavit from the contract purchaser stating that he "intends to occupy half of the duplex as owner." (Ex. 2). Finally, an affidavit was submitted by Donald Gorman (and another signed by his brother Joel, who is the other legal owner) attesting to the facts set forth in the preceding paragraph. (Ex. 2). In sum, there seems to be no dispute that the property has, since 1941, been used as a two family dwelling. Since this use predates the 1955 adoption of the B.C.Z.R. and subsequent amendments thereto which prohibit (except under certain circumstances--not present here--as enumerated in B.C.Z.R. §402.1) single-family dwellings from having two separate apartment or housekeeping units therein, it qualifies under B.C.Z.R. §104 as a lawful nonconforming use.

THEREFORE, IT IS ORDERED this 9<sup>th</sup> day of October, **2015** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve a two family (2 apartment units) dwelling as a legal non-conforming use, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. The nonconforming use will terminate if the upstairs apartment/rental unit is not occupied by a tenant for a period of one year or more.
2. The nonconforming use shall be conditioned upon the dwelling being owner-occupied at all times. At such time as the subject property is no longer occupied by the owner(s), the nonconforming use shall terminate immediately.

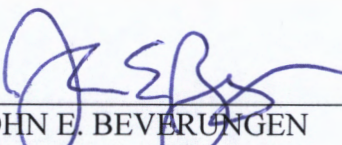
ORDER RECEIVED FOR FILING

Date 10-9-15

By den

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

JEB:slh

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10-9-15

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 110 Sherwood Avenue which is presently zoned DRS, S  
 Deed References: 12465100639 10 Digit Tax Account # 0307047836  
 Property Owner(s) Printed Name(s) Joel Gorman & Donald D. Gorman

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a two-family (2 apartment) dwelling as a legal non-conforming use.

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):

Donald O. Gorman, Joel Gorman

Name #1 - Type or Print

Name #2 - Type or Print

Donald Gorman  
Signature #1

Donald Gorman P.O.A  
Signature #2

1636 Worthington HTS Pkwy Cockeysville Md

Mailing Address

City

State

21030, 4104405083, reneedon9@gmail.

Zip Code

Telephone #

Email Address

## Representative to be contacted:

Donald O. Gorman

Name - Type or Print

Donald O. Gorman

Signature

1636 Worthington HTS Pkwy Cockeysville Md

Mailing Address

City

State

21030, 4104405083, reneedon9@gmail.

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0040-SPH

Filing Date 8/13/15

Do Not Schedule Dates:

Reviewer GLA

**THE ZONING HEARING PROPERTY DESCRIPTION FOR  
110 SHERWOOD AVE.**

**BEGINNING ON THE NORTHWEST SIDE OF SHERWOOD AVENUE, WHICH IS 50 FEET WIDE, AT A DISTANCE OF 225 FEET SOUTHWEST OF IVANHOE PLACE, WHICH IS 50 FEET WIDE. BEING LOT 335 & 358 IN THE SUBDIVISION OF RALSTON ANNEX AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #1, FOLIO # 276, CONTAINING 9520 SQUARE FEET. LOCATED IN THE 3<sup>RD</sup> ELECTION DISTRICT AND 2<sup>ND</sup> COUNCIMANIC DISTRICT.**

2016-0040-SOK

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

No. **128717**

Date: **8/13/15**

**PAID RECEIPT**

BUSINESS ACTUAL TIME ORN  
 8/17/2015 8/13/2015 14:04:47 2

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 106  | 0000 |          | 6150            |                  |          |         | 75.00  |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

REL 4500 WALKER JEWELL  
 DEPT 106 8/13/2015 14:04:47  
 5 100.0000 CERTIFICATION  
 CR 10. 128717  
 Receipt for 75.00  
 175.00 17 1.00 01  
 Baltimore County, MD 21101

Total: **75.00**

Rec From: **Don Gorman**

For: **CASE # 2016-0040**  
~~1636 East Washington St. #204~~  
**110 Sherwood Avenue**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**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 legal owner/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 legal owner/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.**

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**For Newspaper Advertising:**

Case Number: 2016-0040-SPH  
Property Address: 110 Sherwood Ave Pikesville 21208  
Property Description: North west side of Sherwood Avenue  
225 feet to E of Ivanhoe Place  
Legal Owners (Petitioners): Donald J. GORMAN, Joel GORMAN  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Don Gorman  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 1636 Worthington HTS Pkwy,  
Cockeysville, MD 21030  
Telephone Number: 410 440 5083

# CERTIFICATE OF POSTING

2016-0040-SPH

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Donald and Joel Gorman

October 8, 2015

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

110 Sherwood Ave

September 18, 2015

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

September 18, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3576657

**Sold To:**

Don Gorman - CU00488875  
1636 Worthington Heights Pkwy  
Cockeysville, MD 21030-1016

**Bill To:**

Don Gorman - CU00488875  
1636 Worthington Heights Pkwy  
Cockeysville, MD 21030-1016

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 17, 2015

**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: # 2016-0040-SPH**  
110 Sherwood Avenue  
NW/S Sherwood Avenue, SW 225 ft, to the centerline of Ivanhoe Place  
3rd Election District - 2nd Councilmanic District  
Legal Owner(s) Donald & Joel Gorman

**Special Hearing:** to determine whether or not the Administrative Law Judge should approve a two family (2 apartment units) dwelling as a legal non-conforming use.

**Hearing: Thursday, October 8, 2015 at 11:00 a.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.

9/24/15 Sept. 17 3576657

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising



KEVIN KAMENETZ  
County Executive

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

August 31, 2015

## 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: 2016-0040-SPH**

110 Sherwood Avenue  
NW/s Sherwood Avenue, SW 225 ft. to the centerline of Ivanhoe Place  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Donald & Joel Gorman

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Hearing: Thursday, October 8, 2015 at 11:00 a.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: Donald & Joel Gorman, 1636 Worthington Heights Parkway, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 18, 2015**
- (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, September 17, 2015 Issue - Jeffersonian

Please forward billing to:

Don Gorman  
1636 Worthington Heights Pkwy  
Cockeysville, MD 21030

410-440-5083

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## 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: 2016-0040-SPH**

110 Sherwood Avenue

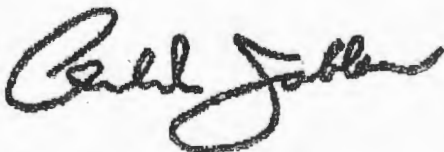
NW/s Sherwood Avenue, SW 225 ft. to the centerline of Ivanhoe Place

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

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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  
110 Sherwood Avenue; NW/S of Sherwood  
Avenue, SW 225' to c/line of Ivanhoe Place  
3<sup>rd</sup> Election & 2<sup>nd</sup> Councilmanic Districts  
Legal Owner(s): Donald & Joel Gorman  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2016-040-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

AUG 31 2015

*[Signature]*

*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 31st day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to Donald Gorman, 1636 Worthington Heights Parkway, Cockeysville, Maryland 21030, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Zoning Hearing – 110 Sherwood Avenue  
Case Number: 2016-0040-SPH

New Evidence

Honorable John E. Beverungen  
Administrative Law Judge  
Jefferson Building  
105 W. Chesapeake Avenue  
Towson, MD 21204

October 10, 2015

RECEIVED

OCT 15 2015

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Judge Beverungen,

Please accept this note with the accompanying screen shot from the Realtor advertising the 110 Sherwood property sale. The photo identifies the realtor as Kraus Real Property Brokerage.

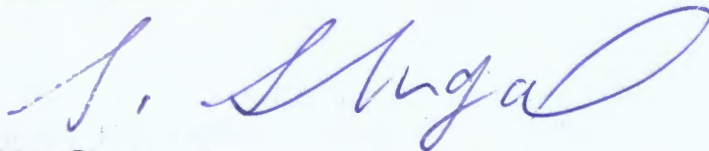
We see on the screen shot that 110 Sherwood is being marketed as an investment property. This was only brought to my attention late yesterday.

We believe this adds to the likelihood, that, should this non-conforming use be granted, even with a limiting condition, several more similar applications will follow. It would only be a matter of years before a property owner in the Ralston Annex who owns a vacant lot would seize the opportunity to apply to build a two story apartment dwelling, using the argument that there are already a number of existing apartments in the immediate neighborhood.

In addition to the slippery slope argument, with ensuing decline due to apartments mixed in with single family homeowners, the 110 Sherwood owners did not even make a case for hardship consideration.

My apologies for not having this information available to submit at or prior to the hearing.

Respectfully submitted,



Sheldon Shugarman  
Resident and Past President, Ralston Community Association  
202 Purvis Place, Pikesville MD 21208  
(410) 653-1758  
Email: shugsy5@comcast.net

h e i d i k r a u s s

410.329.9898

Home  
 Krauss Real Property Brokerage  
 Current Listings  
 Sold Listings  
 MLS Search  
 Ring  
 The Scoop



## Shelter Details

### PIKESVILLE DETAILS

110 SHERWOOD AVE  
 BALTIMORE 21208  
 \$ 215,500



View More Photos



3 BR



2



1



Printable Flyer



Map



Contact



[Back](#)



### PIKESVILLE

charming brick duplex in the heart of old pikesville. amazing investment opportunity. fresh carpet throughout first floor. detached garage with workshop. convenient locale. top floor apartment currently tenant occupied.

CASE NAME

CASE NUMBER 2016-0046-SPH

DATE 10-8-15

# CITIZEN'S SIGN - IN SHEET

[illegible]

C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

9/11

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

N/C

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

FIRE DEPARTMENT

9/17

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

No Obj

8/26

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

9/17/15

SIGN POSTING

Date:

9/18/15

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: \_\_\_\_\_

Real Property Data Search ( w3)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                            |                                                               | View GroundRent Redemption                       |                                     | View GroundRent Registration                                  |                                                                 |
|-----------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------|-------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Account Identifier:</b>                          |                                                               | <b>District - 03 Account Number - 0307047836</b> |                                     |                                                               |                                                                 |
| <b>Owner Information</b>                            |                                                               |                                                  |                                     |                                                               |                                                                 |
| <b>Owner Name:</b>                                  | GORMAN JOEL<br>GORMAN DONALD O                                |                                                  | <b>Use:</b>                         | RESIDENTIAL                                                   |                                                                 |
| <b>Mailing Address:</b>                             | 1636 WORTHINGTON HEIGHTS<br>PKWY<br>HUNT VALLEY MD 21030-1016 |                                                  | <b>Principal Residence:</b>         | NO                                                            |                                                                 |
|                                                     |                                                               |                                                  | <b>Deed Reference:</b>              | /12465/ 00639                                                 |                                                                 |
| <b>Location &amp; Structure Information</b>         |                                                               |                                                  |                                     |                                                               |                                                                 |
| <b>Premises Address:</b>                            |                                                               | 110 SHERWOOD AVE<br>BALTIMORE 21208-0000         |                                     | <b>Legal Description:</b>                                     | LT 357,358<br>RALSTON ANNEX                                     |
| <b>Map:</b>                                         | <b>Grid:</b>                                                  | <b>Parcel:</b>                                   | <b>Sub District:</b>                | <b>Subdivision:</b>                                           | <b>Section: Block: Lot: Assessment Year: Plat No: Plat Ref:</b> |
| 0078                                                | 0008                                                          | 0592                                             |                                     | 0000                                                          | 357 2014 0001/0276                                              |
| <b>Special Tax Areas:</b>                           |                                                               |                                                  | <b>Town: Ad Valorem: Tax Class:</b> |                                                               |                                                                 |
|                                                     |                                                               |                                                  | NONE                                |                                                               |                                                                 |
| <b>Primary Structure Built</b>                      | <b>Above Grade Enclosed Area</b>                              |                                                  | <b>Finished Basement Area</b>       | <b>Property Land Area</b>                                     | <b>County Use</b>                                               |
| 1941                                                | 2,032 SF                                                      |                                                  |                                     | 9,520 SF                                                      | 04                                                              |
| <b>Stories</b>                                      | <b>Basement</b>                                               | <b>Type</b>                                      | <b>Exterior</b>                     | <b>Full/Half Bath</b>                                         | <b>Garage</b>                                                   |
| 2                                                   | YES                                                           | STANDARD UNIT                                    | BRICK                               | 2 full                                                        | 1 Detached                                                      |
| <b>Value Information</b>                            |                                                               |                                                  |                                     |                                                               |                                                                 |
|                                                     |                                                               | <b>Base Value</b>                                | <b>Value As of 01/01/2014</b>       | <b>Phase-in Assessments As of 07/01/2015 As of 07/01/2016</b> |                                                                 |
| <b>Land:</b>                                        |                                                               | 67,600                                           | 61,100                              |                                                               |                                                                 |
| <b>Improvements</b>                                 |                                                               | 180,600                                          | 135,500                             |                                                               |                                                                 |
| <b>Total:</b>                                       |                                                               | 248,200                                          | 196,600                             | 196,600                                                       | 196,600                                                         |
| <b>Preferential Land:</b>                           |                                                               | 0                                                |                                     |                                                               | 0                                                               |
| <b>Transfer Information</b>                         |                                                               |                                                  |                                     |                                                               |                                                                 |
| <b>Seller:</b>                                      |                                                               | GORMAN SAMUEL                                    |                                     | <b>Date:</b>                                                  | 10/30/1997                                                      |
| <b>Type:</b>                                        |                                                               | NON-ARMS LENGTH OTHER                            |                                     | <b>Deed1:</b>                                                 | /12465/ 00639                                                   |
| <b>Seller:</b>                                      |                                                               |                                                  |                                     | <b>Date:</b>                                                  |                                                                 |
| <b>Type:</b>                                        |                                                               |                                                  |                                     | <b>Deed1:</b>                                                 |                                                                 |
| <b>Seller:</b>                                      |                                                               |                                                  |                                     | <b>Date:</b>                                                  |                                                                 |
| <b>Type:</b>                                        |                                                               |                                                  |                                     | <b>Deed1:</b>                                                 |                                                                 |
| <b>Exemption Information</b>                        |                                                               |                                                  |                                     |                                                               |                                                                 |
| <b>Partial Exempt Assessments:</b>                  |                                                               | <b>Class</b>                                     | 07/01/2015                          |                                                               | 07/01/2016                                                      |
| <b>County:</b>                                      |                                                               | 000                                              | 0.00                                |                                                               |                                                                 |
| <b>State:</b>                                       |                                                               | 000                                              | 0.00                                |                                                               |                                                                 |
| <b>Municipal:</b>                                   |                                                               | 000                                              | 0.00 0.00                           |                                                               | 0.00 0.00                                                       |
| <b>Tax Exempt:</b>                                  |                                                               | <b>Special Tax Recapture:</b>                    |                                     |                                                               |                                                                 |
| <b>Exempt Class:</b>                                |                                                               | NONE                                             |                                     |                                                               |                                                                 |
| <b>Homestead Application Information</b>            |                                                               |                                                  |                                     |                                                               |                                                                 |
| <b>Homestead Application Status:</b> No Application |                                                               |                                                  |                                     |                                                               |                                                                 |

## Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **03** Account Number: **0307047836**

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) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

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://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



KEVIN KAMENETZ  
County Executive

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

September 30, 2015

Donald O. & Joel Gorman  
1636 Worthington Heights Parkway  
Cockeysville MD 21030

RE: Case Number: 2016-0040 SPH, Address: 110 Sherwood Avenue

Dear Messrs. Gorman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 13, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, *Governor*  
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*  
Douglas H. Simmons, *Acting Administrator*

Date: 8/26/15

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

RE: Baltimore County  
Item No. 2016-0040-SPH  
Special Hearing  
Donald & Joel Gorman  
110 Sherwood Avenue.

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. 2016-0040-SPH.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over the name 'David W. Peake'.

David W. Peake  
Metropolitan District Engineer – District 4  
Baltimore & Harford Counties

DWP/RAZ

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** September 17, 2015

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 110 Sherwood Avenue

**INFORMATION:**

**Item Number:** 16-040

**Petitioner:** Donald O. Gorman and Joel Gorman

**Zoning:** DR 5.5

**Requested Action:** Special Hearing

**RECEIVED**

**SEP 21 2015**

**OFFICE OF ADMINISTRATIVE HEARINGS**

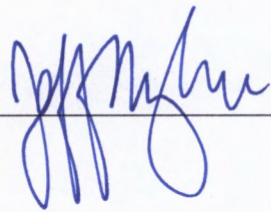
**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning reviewed the Petition for a Special Hearing to determine whether or not the Administrative Law Judge should approve a two family (2 apartment units) dwelling as a legal non-conforming use.

The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

**Deputy Director:**  
AVA/KS  
C: Bill Skibinski



**RECEIVED**

**SEP 22 2015**

**OFFICE OF ADMINISTRATIVE HEARINGS**

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

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 31, 2015  
Item No. 2016-0040 and 0042

**DATE:** September 1, 2015

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

DAK:CEN  
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08312015.doc

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**



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

**DATE:** September 17, 2015

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Director, Department of Planning

**SUBJECT:** 110 Sherwood Avenue

**INFORMATION:**

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**Petitioner:** Donald O. Gorman and Joel Gorman

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For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

**Deputy Director:**  
AVA/KS  
C: Bill Skibinski

A handwritten signature in black ink, appearing to be "Bill Skibinski", written over a horizontal line.

Zoning Hearing – 110 Sherwood Avenue  
Case Number: 2016-0040-SPH

OCT 07 2015

RECEIVED

Honorable John E. Beverungen  
Administrative Law Judge  
Jefferson Building  
105 W. Chesapeake Avenue  
Towson, MD 21204

October 6, 2015

Dear Judge Beverungen,

The residents of the Ralston Community strongly oppose the zoning request for 110 Sherwood to become a two family (2 apartment units) dwelling as a legal non-conforming use.

The Ralston Annex is comprised of over 250 single family homes and has been a stable residential community for nearly 100 years with not a single non-conforming use. To 'spot zone' 110 Sherwood for apartment use would set a precedent that could lead to an unknown number of similar requests and result in the destabilization of the community, as well as declining property values.

Enclosed please find a petition signed by 97 residents, including the adjacent property owners on either side of 110 Sherwood, along with a signed note by Melinda and Ken Hipsley, adjacent owners at 104 Sherwood.

Sincerely,



Sheldon Shugarman  
Resident and Past President, Ralston Community Association  
202 Purvis Place, Pikesville MD 21208  
(410) 653-1758  
Email: shugsy5@comcast.net

# Zoning Hearing – 110 Sherwood Avenue

Case Number: 2016-0040-SPH

We, the undersigned residents of the Ralston Community, want to declare our strong opposition to the zoning request for 110 Sherwood to become a two family (2 apartment units) dwelling as a legal non-conforming use.

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| Name                | Address          | Phone #      | Signature         |
|---------------------|------------------|--------------|-------------------|
| * MELINDA A Hipsley | 104 Sherwood Ave | 410 484-8670 | Melinda A Hipsley |
| * KENNETH S Hipsley | 104 Sherwood Ave | 410 484-8670 | Kenneth S Hipsley |
| Danika Myers        | 107 Sherwood Ave | 541 908 6808 | Danika Myers      |
| SETH HURWITZ        | 107 SHERWOOD AVE | 310 927-9137 | Seth Hurwitz      |
| * JAMES ROBBINS     | 112 SHERWOOD AVE | 443 352 8082 | James Robbins     |
| Resha Pryor         | 119 Sherwood Ave | —            | Resha Pryor       |
| Merrie Nichols      | 110 Waldron Ave  | 443-324 8545 | Merrie Nichols    |
| JASON NICHOLS       | 110 WALDRON AVE  | 443 324-1951 | Jason Nichols     |
| Frances Felder      | 127 Sherwood Ave | 410-340-0988 | Frances Felder    |
| PATSY BOWMAN        | 201 SHERWOOD AVE | 410-484-0054 | Patsy Bowman      |
| Robert Bowman Jr.   | 201 Sherwood Ave | 410-484-0054 | Robert Bowman Jr. |
| Rebecca Agli        | 124 Sherwood Ave | 410 484 1546 | Rebecca Agli      |

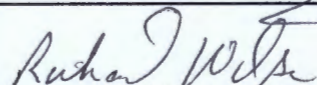
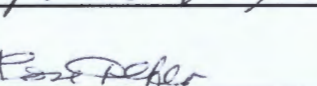
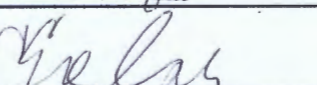
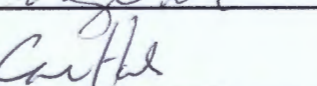
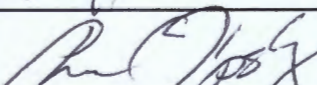
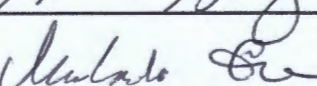
\* ADJACENT

# Zoning Hearing – 110 Sherwood Avenue

Case Number: 2016-0040-SPH

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| Name           | Address          | Phone #                  | Signature                                                                             |
|----------------|------------------|--------------------------|---------------------------------------------------------------------------------------|
| Antle Wilson   | 120 Sherwood Ave | (443) 413-8600           |    |
| Richard Wilson | 120 Sherwood Ave | 443 418-5900             |   |
| Bess Defero    | Sherwood Ave     | 410 917-1230             |  |
| Chenel English | 117 Sherwood Ave | 443 621 2403             |  |
| Calvin Haler   | 105 Sherwood Ave | 410 - 6032<br>610 - 9032 |  |
| Chad Hopkins   | 300 Church Ln    | 443 414-8637             |  |
| ENES MANDZUKIC | 205 SHERWOOD AVE | 410 - 415-5580           |  |
|                |                  |                          |                                                                                       |
|                |                  |                          |                                                                                       |
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|                |                  |                          |                                                                                       |

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| Name                    | Address          | Phone #      | Signature               |
|-------------------------|------------------|--------------|-------------------------|
| Paula Rea               | 13 Sherwood Ave  | 410-653-2916 | Paula Rea               |
| JAMES REA               | 13 SHERWOOD AVE  | 410-916-5078 | James Rea               |
| Rebecca Steiner         | 12 Sherwood Ave  | 646-671-1973 | Rebecca Steiner         |
| Marilyn Goldman         | 9 Sherwood Ave   | 443-670-7977 | Marilyn Goldman         |
| Roy Goldman             | 9 Sherwood Ave   | 443-956-6334 | Roy Goldman             |
| Lynn Lager              | 7 Sherwood Ave   | 410-653-1152 | Lynn Lager              |
| Brian Abts              | 10 Sherwood Ave  | 410-967-7990 | Brian Abts              |
| Margaret Abts           | 10 Sherwood Ave. | 410-733-2040 | Margaret Abts           |
| Helen's Cooper          | 16 SHERWOOD AVE  | 410-484-1672 | Helen's Cooper          |
| Peue Donnell            | 26 Sherwood Ave. | 443-226-3155 | Peue Donnell            |
| John Donellan           | 26 Sherwood Ave. | 443-226-6665 | John Donellan           |
| R Antoinette Allegretti | 11 Sherwood Ave  | 410-653-8891 | R Antoinette Allegretti |

**Case Number: 2016-0040-SPH**

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[illegible]

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[illegible]

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| Name              | Address                   | Phone #      | Signature         |
|-------------------|---------------------------|--------------|-------------------|
| Stan Loran        | 14 Hawthorne Ave          | 443-602 0981 | Stan Loran        |
| Herb Hawkins      | 15 Hawthorne Ave          | 443-522 8981 | Herb Hawkins      |
| Curt Loran        | 16 Hawthorne Ave          | 443-602 0981 | Curt Loran        |
| Margaret Schot to | 17 Hawthorne Ave          | 301-848-6069 | Margaret Schot to |
| Kathleen Schot to | 17 Hawthorne Ave          | 301-848-6069 | Kathleen Schot to |
| Judith Morrison   | 22 Sherwood Ave           | 410 602 9106 | Judy Mann         |
| Susan Johnston    | 24 Clarendon Pikeville Md | 443 466-6654 | Susan Johnston    |
| Lindsey Johnston  | 24 Clarendon              | 443 934 1966 | Lindsey Johnston  |
| MARK WILLIAMS     | 17 CLARENDON AVE          | 443 986-7560 | Mark Williams     |
| ROBERT YORE       | 14 CLARENDON AVE          | 410 733 8449 | Robert Yore       |
| SARA BOVE         | 14 Clarendon              | 410-370-1841 | Sara Bove         |
| Barry Belsky      | 22 Clarendon              | 410-484-6345 | Barry Belsky      |

# Zoning Hearing – 110 Sherwood Avenue

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| Name                     | Address           | Phone #          | Signature          |
|--------------------------|-------------------|------------------|--------------------|
| Susan Weinstein          | 120 Hawthorne     | 486-3633         | <i>[Signature]</i> |
| LINDA/HERB HELMAN        | 125 Hawthorne     | 653-1165         | <i>[Signature]</i> |
| Joy & Phil               | 129 Hawthorne     | 413-352-3632     | <i>[Signature]</i> |
| Ellen & Steve<br>Luckman | 153 Hawthorne     |                  | <i>[Signature]</i> |
| Norma Haines             | 128 Hawthorne     |                  | <i>[Signature]</i> |
| Chris Metcalf            | 126 Hawthorne     | 410-486-4753     | <i>[Signature]</i> |
| Imelda League            | 116 Hawthorne     | 410-653-0752     | <i>[Signature]</i> |
| ERIC GELVAR              | 110 HAWTHORNE     | 1110-977<br>2696 | <i>[Signature]</i> |
| Kate Bermei              | 110 Hawthorne Ave | 410-888-9442     | <i>[Signature]</i> |
| ELIZABETH TURNER         | 108 HAWTHORNE     |                  | <i>[Signature]</i> |
| Constance Felder         | 106 Hawthorne Ave | 410-983-5013     | <i>[Signature]</i> |
| Pete Han                 | 104 Hawthorne Ave | 410-218-9458     | <i>[Signature]</i> |

**Case Number: 2016-0040-SPH**

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[illegible]

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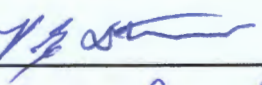
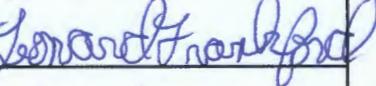
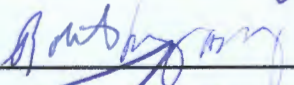
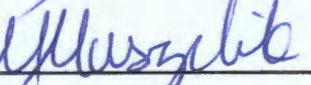
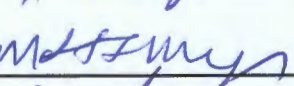
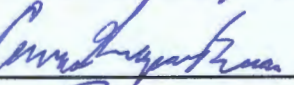
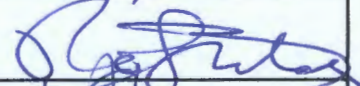
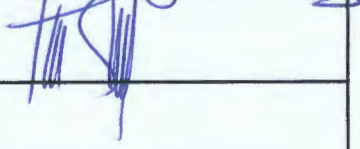
| Name               | Address                     | Phone #         | Signature          |
|--------------------|-----------------------------|-----------------|--------------------|
| Paul W. Sandy      | 102 Hawthorne Ave<br>21208  | 410 458 8522    | Paul W. Sandy      |
| Loretta Roach      | 100 Hawthorne Ave.<br>Queen | 413-939<br>4617 | Loretta Roach      |
| Paul W. Sandy      | 22 Hawthorne Ave            | 410 486 7694    | Paul W. Sandy      |
| Shirley Higley     | 122 Hawthorne Ave           | 410 486 7694    | Shirley Higley     |
| LINDA ZEIGLER      | 618 Military Ave            | 410-782-6332    | Linda Zeigler      |
| Margaret Service   | 22 Hawthorne Ave            | 410 486 7694    | Margaret Service   |
| William M. Gault   | 10 E Hawthorne Ave          | 442 350 8293    | William M. Gault   |
| John E. Gappell    | 107 Hawthorne Ave           |                 | John E. Gappell    |
| Mark E. Gault      | 113 Hawthorne Ave           | 410 322<br>2124 | Mark E. Gault      |
| Michael Gaultmey   | 115 Hawthorne Ave           | 410 602 2692    | Michael Gaultmey   |
| Elizabeth Gaultmey | 115 Hawthorne Ave           | 410 602 2692    | Elizabeth Gaultmey |
| John Kessel        | 171 Hawthorne Ave           | 410 916 1378    | John Kessel        |

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| Name                | Address         | Phone #        | Signature                                                                             |
|---------------------|-----------------|----------------|---------------------------------------------------------------------------------------|
| SHERWOOD SHUGBARN   | 202 PURVIS PL   | 410 653 1758   |    |
| Philip Bateman      | 26 Waldron Ave  | 410 484 6601   |   |
| Leonard Frankford   | 22 Waldron      | 410/653-1916   |  |
| Robert Downing      | 20 Waldron      | 410 - 982 7766 |  |
| STEWART KENNEDY     | 11 WALDRON      | 240 588 7526   |  |
| Margaret Muscelik   | 117 Waldron Ave | 443-421-1666   |  |
| MATT MUSCELIK       | 117 Waldron Ave | 443-277-1498   |  |
| ANNA GRYNOLD BROWN  | 113 Waldron Ave | 410 564-2897   |  |
| Pat L. Strickling   | 204 Purvis PL.  | 443-370-9556   |  |
| Laura R. Strickling | 204 Purvis      | 443 370 9539   |  |
|                     |                 |                |                                                                                       |
|                     |                 |                |                                                                                       |

**110 Sherwood      Ten Additional Oppositions (consolidated)**

On Oct 4, 2015, at 10:10 PM, SYLVAN\_L.FLEMING <[sylvan\\_l.fleming@comcast.net](mailto:sylvan_l.fleming@comcast.net)> wrote:

Hello everyone, I have not signed the petition, but I am opposed to the zoning variance at Sherwood. If I don't get a chance to sign, please use this email as attach to the petition as signatures for Evelyn Fleming and Sylvan L. Fleming at 101 Purvis Place.

Sent from Xfinity Connect Mobile App

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

I also vote against the zoning variance.

Lainey Cohen  
101 Sherwood Avenue

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

We were home all weekend but no one stopped by our house at 207 Sherwood Ave with a petition. I am opposed to the reasoning variance on Sherwood Ave.

Deborah Frans

On Monday, October 5, 2015, Gail Parker <[gparker@whcampbell.com](mailto:gparker@whcampbell.com)> wrote:  
I am out of town but please let this email serve as my opposition to the zoning variance on Sherwood .

Gail Parker  
205 Sherwood

Sent from my iPhone

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

From: Sheldon Shugarman <[shugsy5@comcast.net](mailto:shugsy5@comcast.net)>

To: 'hollie miller' <[stillh20328@hotmail.com](mailto:stillh20328@hotmail.com)>

Cc: ralstoncommunity <[ralstoncommunity@googlegroups.com](mailto:ralstoncommunity@googlegroups.com)>

Sent: Mon, Oct 5, 2015 3:46 pm

Subject: RE: now Sherwood, zoning change on Waldron

I am opposed to the zoning at 110 Sherwood for apartments. Consider this my signature on the petition.

Thank you.  
Hollie Miller  
16 Clarendon Ave  
Baltimore, MD 21208  
410.241.3939

Hinda and Jon Lottich here at 5 Sudbrook court. We are also opposed to the variance. We are the last house on the right at the end of Sherwood.

Hinda  
410-363-3999

Sent from my iPhone

I am opposed to the apartment variance for 110 Sherwood Ave. For that matter for any address in this neighborhood. I'm opposed to that.

Sara Glik  
8 brightside 2120  
4 1 0 2 9 2 8 6 8 1

[saraglik@ymail.com](mailto:saraglik@ymail.com)

I am opposed to the 110 Sherwood apartment variance issue. Please accept this as my notification and signature.

Ann Grattan  
602 Military

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

From: "Sheldon Shugarman" <[shugsy5@comcast.net](mailto:shugsy5@comcast.net)>

To: <[ralstoncommunity@googlegroups.com](mailto:ralstoncommunity@googlegroups.com)>

Sent: Monday, October 05, 2015 4:25 PM

Subject: 110 Sherwood

Please put me down as being opposed to a variance change for 110 Sherwood Ave.

Thanks,  
Bernard Silverman  
17 Brightside Ave  
21208

Hello everyone, I have not signed the petition, but I am opposed to the zoning variance at Sherwood. If I don't get a chance to sign, please use this email as attach to the petition.

Ellen Sack  
27 Brightside Avenue

Sent from my iPhone

Search for topics



My groups

Home

Starred

Favorites

Click on a group's star  
icon to add it to your  
favorites

Recently viewed

Recently posted to  
RalstonCommunity

zoning

me (Melinda Hipsley)

*Post President of Ralston*

Does anyone know what is going on with the property 110 Sherwood Ave.? Well I think you better. I live at 104 Sherwood Ave and the owners of 110 asked us to write a letter starting their property has always been and apartment. We need your help????

Our reply to the Gorman's was : Ken and I have chosen to stay neutral on the subject of your house next door. The reason for that is we are afraid that it will set a precedence for the house across the street. (we have live in our home 41 years) The house at 113 Sherwood has been unfinished for 15 years. If 110 Sherwood is granted a zoning change WHAT MIGHT HAPPEN TO 113 Sherwood. They could flip the house in to a rooming house or more apartments. We don't think this fair. When we brought our home 41 years ago it was two small apartments, family owned ( the daughter lived up stairs) and we were made to convert it back to a single dwelling home before we could move in. We don't think this is fair and it will differently change the value of all our home (your too!). We do not want this and need your HELP! Send a letter to zoning or sign a petition. We feel it is going to change the value of our home and cause other issues. Ken and I would be glad to write something if this were the opposite and it was happening to you, so please think how this will affect our neighborhood. We also see there is another issue on Waldron Ave. Please do something it affects all of us and if the zoning gets changed, there is no going back. I have a business in the area, if you need a place to discuss this or get together and talk it out. Thanks you for your help Melinda & Ken Hipsley 410-484-8670

[Click here to Reply](#)

*Sorry we can not  
attend but we feel strongly  
this is not best for our neighborhood.  
I have  
Melinda & Ken Hipsley  
104 Sherwood Ave 21508  
4104848670  
MELINDA@Gparty.e.10412ad.net*

Case No.: 2016-0040-SPH

Exhibit Sheet

Petitioner/Developer

DW  
11-10-15

Protestant

Sen  
10-9-15

|        |                    |                              |
|--------|--------------------|------------------------------|
| No. 1  | Photos             | Petition signed by Neighbors |
| No. 2  | Affadavit - Lizano |                              |
| No. 3  | Affadavit - Gorman |                              |
| No. 4  | Plan               |                              |
| No. 5  |                    |                              |
| No. 6  |                    |                              |
| No. 7  |                    |                              |
| No. 8  |                    |                              |
| No. 9  |                    |                              |
| No. 10 |                    |                              |
| No. 11 |                    |                              |
| No. 12 |                    |                              |



PETITIONER' S

EXHIBIT NO. 1







LONG & FOSTER® REAL ESTATE, INC.  
PROSPERITY HOME MORTGAGE, LLC  
LONG & FOSTER® SETTLEMENT SERVICES  
LONG & FOSTER® INSURANCE  
LONG & FOSTER® PROPERTY MANAGEMENT

**GREENSPRING VALLEY OFFICE**

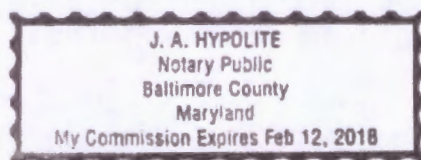
10801 Tony Drive  
Lutherville, MD 21093  
Office: 410-583-5700  
Fax: 410-583-1303

**Headquarters**

14501 George Carter Way  
Chantilly, VA 20151  
703-653-8500  
www.longandfoster.com

This affidavit is to confirm that I Roberto Lizano currently residing at 9 Pomona N Apt 1, Baltimore, MD 21208 intend to occupy half of the duplex as owner upon completion of my pending purchase to buy 110 Sherwood Ave, Baltimore, MD 21208. This will be a great opportunity for me and my family.

[Signature] 10-7-15  
Roberto Lizano Date

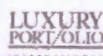


Subscribed and sworn before me this  
7 day of October 20 11  
[Signature]  
Notary Public

**PETITIONER' S**

EXHIBIT NO. 2

Worldwide Connections



**AFFIDAVIT**

State of Maryland

City/County of Baltimore

TO WIT:

I, Donald Gorman, being competent, of lawful age and duly sworn, does hereby state under oath as follows:

1. My father built the home situated on 110 Sherwood Avenue, Pikesville, MD 21209 in 1941, and he lived in the bottom floor of the home from 1941 through 1996. His wife continued to live in the property from 1996 through 2015.
2. The top floor of the home has been rented since 1941. There have been six tenants since 1941. The longest period between tenants was approximately two months.
3. I have owned the home since 1996 and during my tenure as landlord there have been two tenants. The top floor is currently being rented.
4. The house has functioned continuously as a duplex since it was built.

The undersigned solemnly affirms under penalties of perjury and upon personal knowledge that the contents of the foregoing affidavit are true as of the 29th day of July, 2015.

WITNESS:

*Jillian Washington*

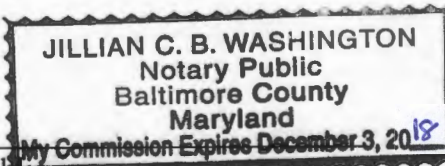
*Donald Gorman* (SEAL)  
Printed: Donald Gorman

STATE OF MARYLAND, CITY/COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 29<sup>th</sup> day of July, 2015, before me, the subscriber, a Notary Public for the State of Maryland, personally appeared Donald Gorman, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Affidavit, who made an oath that the matters and facts stated therein are true and correct to the best of his knowledge, information and belief.

WITNESS my hand and notarial seal

Notary Public



My Commission Expires: Dec 3, 2018

PETITIONER' S

EXHIBIT NO. 3

September 8, 2015

TO WHOM IT MAY CONCERN:

My name is Joel Howard Gorman and  
I was asked to explain the dwelling at:

110 Sherwood Ave. Pikesville 8, Mo.

My father, Samuel Gorman had the  
house, in question, built in 1941 as a  
duplex.

The house has always been a two family  
dwelling; with the upstairs having a  
private front and back entrance.

The upstairs unit has continuously been  
rented and never vacant for more than a  
month.

Joel Howard Gorman

I swear that the above information I have  
written is true.

x Joel Gorman

DECLARED BEFORE ME AT THE CITY  
OF ARMSTRONG, IN THE PROVINCE OF  
BRITISH COLUMBIA ON SEPTEMBER 9, 2015.

Debra van Beers/Notary Public  
#3-601 Cliff Ave., P.O. Box 752  
Enderby, BC V0E 1V0  
Phone: (250) 838 6622

Zoning Hearing – 110 Sherwood Avenue  
Case Number: 2016-0040-SPH

Honorable John E. Beverungen  
Administrative Law Judge  
Jefferson Building  
105 W. Chesapeake Avenue  
Towson, MD 21204

October 8, 2015

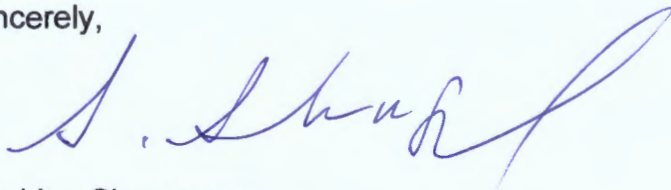
Dear Judge Beverungen,

The residents of the Ralston Community strongly oppose the zoning request for 110 Sherwood to become a two family (2 apartment units) dwelling as a legal non-conforming use.

The Ralston Annex is comprised of over 250 single family homes and has been a stable residential community for nearly 100 years with not a single non-conforming use. To 'spot zone' 110 Sherwood for apartment use would set a precedent that could lead to an unknown number of similar requests and result in the destabilization of the community, as well as declining property values.

Enclosed please find this revised petition signed by **104** residents, including the adjacent property owners on either side of 110 Sherwood, along with a signed note by Melinda and Ken Hipsley, adjacent owners at 104 Sherwood.

Sincerely,



Sheldon Shugarman  
Resident and Past President, Ralston Community Association  
202 Purvis Place, Pikesville MD 21208  
(410) 653-1758  
Email: shugsy5@comcast.net

**PROTESTANT' S**

EXHIBIT NO. 1

# Zoning Hearing – 110 Sherwood Avenue

Case Number: 2016-0040-SPH

We, the undersigned residents of the Ralston Community, want to declare our strong opposition to the zoning request for 110 Sherwood to become a two family (2 apartment units) dwelling as a legal non-conforming use.

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| Name                | Address          | Phone #      | Signature         |
|---------------------|------------------|--------------|-------------------|
| * MELINDA A Hipsley | 104 Sherwood Ave | 410 484-8670 | Melinda A Hipsley |
| * KENNETH S Hipsley | 104 Sherwood Ave | 410 484-8670 | Kenneth S Hipsley |
| Danika Myers        | 107 Sherwood Ave | 541 908 6808 | Danika Myers      |
| SETH LURWITZ        | 107 SHERWOOD AVE | 310 927-9137 | Seth Lurwitz      |
| * JAMES ROBBINS     | 112 SHERWOOD AVE | 443 352 8082 | James Robbins     |
| Resha Pryor         | 119 Sherwood Ave | —            | Resha Pryor       |
| Merrie Nichols      | 110 Waldron Ave  | 443-324 8545 | Merrie Nichols    |
| JASON NICHOLS       | 110 WALDRON AVE  | 443 324-1951 | Jason Nichols     |
| Frances Felder      | 127 Sherwood Ave | 410-340-0988 | Frances Felder    |
| PATSY BOWMAN        | 201 SHERWOOD AVE | 410-484-0054 | Patsy Bowman      |
| Robert Bowman Jr.   | 201 Sherwood Ave | 410-484-0054 | Robert Bowman Jr. |
| Rebecca Agli        | 124 Sherwood Ave | 410 484 1546 | Rebecca Agli      |

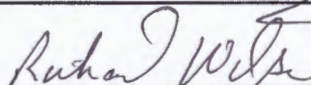
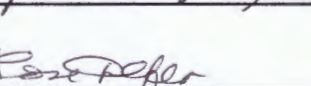
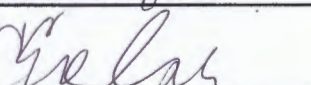
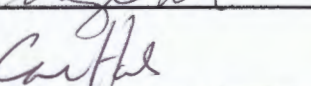
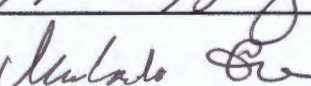
\* ADJACENT

# Zoning Hearing – 110 Sherwood Avenue

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| Name           | Address          | Phone #              | Signature                                                                             |
|----------------|------------------|----------------------|---------------------------------------------------------------------------------------|
| Antle Wilson   | 120 Sherwood Ave | (443) 413-8600       |    |
| Richard Wilson | 120 Sherwood Ave | 443 418-5900         |   |
| Rose Defero    | Sherwood Ave     | 410 917-1230         |  |
| Chenel English | 117 Sherwood Ave | 443 421-2413         |  |
| Calvin Hailer  | 105 Sherwood Ave | 410-9032<br>610-9032 |  |
| Chad Hopkins   | 300 Church Ln    | 443 414-8637         |  |
| ENES MANDZUKIC | 203 SHERWOOD AVE | 410-415-5580         |  |
|                |                  |                      |                                                                                       |
|                |                  |                      |                                                                                       |
|                |                  |                      |                                                                                       |
|                |                  |                      |                                                                                       |
|                |                  |                      |                                                                                       |

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| Name                     | Address          | Phone #      | Signature                |
|--------------------------|------------------|--------------|--------------------------|
| Paula Rea                | 13 Sherwood Ave  | 410-653-2916 | Paula Rea                |
| JAMES REA                | 13 SHERWOOD AVE  | 410-965-5078 | James Rea                |
| Rebecca Steiner          | 12 Sherwood Ave  | 646-671-1973 | Rebecca Steiner          |
| Marilyn Goldman          | 9 Sherwood Ave   | 443-670-7977 | Marilyn Goldman          |
| Ray Goldman              | 9 Sherwood Ave   | 443-956-6334 | Ray Goldman              |
| Lynn Logar               | 7 Sherwood Ave   | 410-653-1152 | Lynn Logar               |
| Brian Abts               | 10 Sherwood Ave  | 410-967-7950 | Brian Abts               |
| Margaret Abts            | 10 Sherwood Ave. | 410-733-2040 | Margaret Abts            |
| Helen Cooper             | 16 SHERWOOD AVE  | 410-484-1672 | Helen Cooper             |
| Peire Donnell            | 26 Sherwood Ave. | 443-226-3155 | Peire Donnell            |
| John Donellan            | 26 Sherwood Ave. | 443-226-6665 | John Donellan            |
| R. Antoinette Allegretti | 11 Sherwood Ave  | 410-653-8891 | R. Antoinette Allegretti |

**Case Number: 2016-0040-SPH**

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[illegible]

**Case Number: 2016-0040-SPH**

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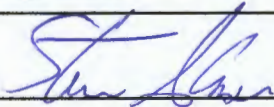
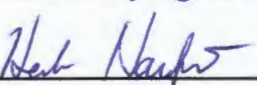
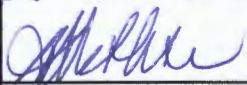
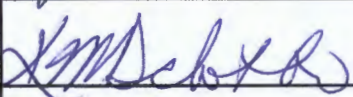
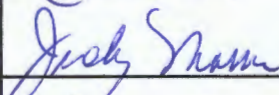
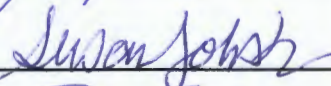
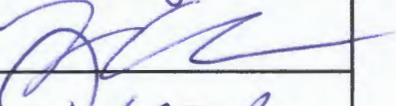
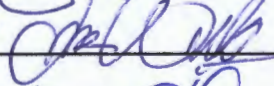
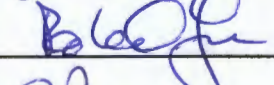
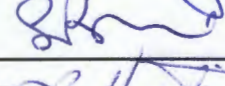
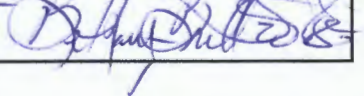
[illegible]

# Zoning Hearing – 110 Sherwood Avenue

Case Number: 2016-0040-SPH

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| Name                                       | Address                                         | Phone #                                  | Signature                                                                                                      |
|--------------------------------------------|-------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Stan Green                                 | 14 Hawthorne Ave                                | 443-602 0981                             |                             |
| Herb Hawkins                               | 15 Hawthorne Ave                                | 443-522 8981                             |                            |
| <del>Eric Lundy</del><br>Margaret Schot to | <del>16 Hawthorne Ave</del><br>17 Hawthorne Ave | <del>(410) 86-8836</del><br>301-848-6069 | <del>Eric Lundy</del><br> |
| Kathleen Schot to                          | 17 Hawthorne Ave                                | 301-848-6069                             |                           |
| Judith Morrison                            | 22 SHERWOOD AVE                                 | 410 602 9100                             |                           |
| Susan Johnston                             | 24 Clarendon Pikeville Rd                       | 443 966-2684                             |                           |
| Lindsey Johnston                           | 24 Clarendon                                    | 443 934 1966                             |                           |
| MARK WILLIAMS                              | 17 CLARENDON AVE                                | 443 986-7560                             |                           |
| ROBERT YORE                                | 14 CLARENDON AVE                                | 410 733 8449                             |                           |
| SARA BOVE                                  | 14 Clarendon                                    | 410-370-1841                             |                           |
| Bethany Belsky                             | 22 Clarendon                                    | 410-484-6345                             |                           |

# Zoning Hearing – 110 Sherwood Avenue

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| Name                   | Address           | Phone #          | Signature              |
|------------------------|-------------------|------------------|------------------------|
| Susan Weinstein        | 120 Hawthorne     | 486-3633         | Susan Weinstein        |
| LINDA/HERB HELMAN      | 125 Hawthorne     | 653-1165         | Linda Helman           |
| Joy & Phil             | 129 Hawthorne     | 413-352-3632     | Joy & Phil             |
| Eileen & Steve Luckman | 153 Hawthorne     |                  | Eileen & Steve Luckman |
| Norma Haines           | 128 Hawthorne     |                  | Norma Haines           |
| Chris Metcalf          | 126 Hawthorne     | 410-486-4753     | Chris Metcalf          |
| Imelda League          | 116 Hawthorne     | 410-653-0752     | Imelda League          |
| ERIC GELVAR            | 112 HAWTHORNE     | 1110-977<br>2696 | Eric Gelvar            |
| Kate Bermei            | 110 Hawthorne Ave | 410-868-9442     | Kate Bermei            |
| ELIZABETH TURNER       | 108 HAWTHORNE     |                  | Elizabeth Turner       |
| Constance Felder       | 106 Hawthorne Ave | 413-983-5013     | Constance Felder       |
| Pete Han               | 104 Hawthorne Ave | 410-218-9458     | Pete Han               |

**Case Number: 2016-0040-SPH**

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[illegible]

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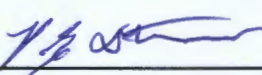
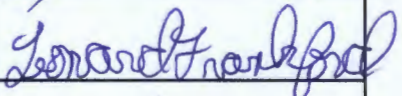
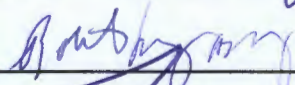
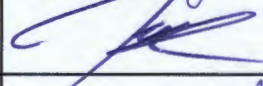
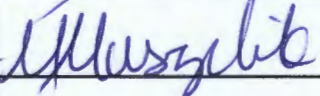
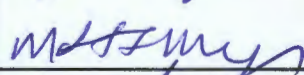
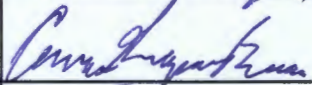
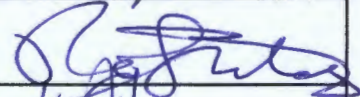
| Name                | Address                    | Phone #         | Signature           |
|---------------------|----------------------------|-----------------|---------------------|
| James W. Sunday     | 102 Hawthorne Ave<br>21208 | 410 458 8522    | James W. Sunday     |
| Loretta Roach       | 100 Hawthorne Ave          | 443-939<br>4617 | Loretta Roach       |
| Paul W. Zup         | 22 Hawthorne Ave           | 410 486 7694    | Paul W. Zup         |
| Shirley Higley      | 122 Hawthorne Ave          | 410 486 7694    | Shirley Higley      |
| LINDA ZEICKER       | 618 Military Ave           | 410-982-6332    | Linda Zeicker       |
| Margaret L. Linder  | 22 Hawthorne Ave           | 410 486 7694    | Margaret L. Linder  |
| Vicki M. Linder     | 10 E Hawthorne Ave         | 443 210 8293    | Vicki M. Linder     |
| John E. Cappellotto | 107 Hawthorne Ave          |                 | John E. Cappellotto |
| Mark E. Linder      | 113 Hawthorne Ave          | 410 322<br>0124 | Mark E. Linder      |
| Michael Guathmay    | 115 Hawthorne Ave          | 410 602 2692    | Michael Guathmay    |
| Elizabeth Guathmay  | 115 Hawthorne Ave          | 410 602 2692    | Elizabeth Guathmay  |
| John Kessel         | 171 Hawthorne Ave          | 410 910 1578    | John Kessel         |

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| Name                | Address         | Phone #      | Signature                                                                             |
|---------------------|-----------------|--------------|---------------------------------------------------------------------------------------|
| SHARON SHUGART      | 202 PURVIS PL   | 410 653 1758 |    |
| Philip Bateman      | 26 Waldron Ave  | 410 484 6601 |   |
| Leonard Frankford   | 22 Waldron      | 410/653-6946 |  |
| Robert Downing      | 20 Waldron      | 410-982-7766 |  |
| STEWART KENNEDY     | 11 WALDRON      | 290 588 7526 |  |
| Margaret Muscelik   | 117 Waldron Ave | 443-421-6661 |  |
| MATT MUSCELIK       | 117 Waldron Ave | 443-277-1498 |  |
| Ann A Gwynn Brown   | 113 Waldron Ave | 410 504-2877 |  |
| Pat L. Strickling   | 204 Purvis PL   | 443-370-9556 |  |
| Laura R. Strickling | 204 Purvis      | 443 370 9339 |  |
|                     |                 |              |                                                                                       |
|                     |                 |              |                                                                                       |

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Case Number: 2016-0040-SPH

We, the undersigned residents of the Ralston Community, want to declare our strong opposition to the zoning request for 110 Sherwood to become a two family (2 apartment units) dwelling as a legal non-conforming use.

The Ralston Annex is comprised of over 250 single family homes and has been a stable residential community for nearly 100 years with not a single non-conforming use. To 'spot zone' 110 Sherwood for apartment use would set a precedent that could lead to an unknown number of similar requests and result in the destabilization of the community, as well as declining property values.

| Name                  | Address                      | Phone #      | Signature             |
|-----------------------|------------------------------|--------------|-----------------------|
| Edward S DAVIS        | 138 Clarendon Ave            | 410-486-7836 | Edward S. Davis       |
| Jennifer Koors Roland | 202 Clarendon Ave            | 410-486-3037 | Jennifer Koors Roland |
| JoAnn Thomas          | 201 Hawthorne                | 410-602-0892 | JoAnn Thomas          |
| Joe & Amy Miller      | 20 Brightside                | 410-812-5493 | Joe Miller            |
| N. ZURLO              | 201 - Clarendon Ave          |              | John Zurlo            |
| VINCENT VALERIO       | 135 CLARENDON AVE            | 330-502-9116 | Vincent Valerio       |
| George Burnham        | <del>135</del> 107 CLARENDON | 443 744 0042 | George Burnham        |
| Robt Davis            | 17 Greenway<br>21208 PL      | 443-739-6279 | Robt Davis            |
|                       |                              |              |                       |
|                       |                              |              |                       |
|                       |                              |              |                       |
|                       |                              |              |                       |

## **110 Sherwood      Ten Additional Oppositions (consolidated)**

On Oct 4, 2015, at 10:10 PM, SYLVAN\_L.FLEMING <[sylvan\\_l.fleming@comcast.net](mailto:sylvan_l.fleming@comcast.net)> wrote:

Hello everyone, I have not signed the petition, but I am opposed to the zoning variance at Sherwood. If I don't get a chance to sign, please use this email as attach to the petition as signatures for Evelyn Fleming and Sylvan L. Fleming at 101 Purvis Place.

Sent from Xfinity Connect Mobile App

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

We were home all weekend but no one stopped by our house at 207 Sherwood Ave with a petition. I am opposed to the reasoning variance on Sherwood Ave.

Deborah Frans

On Monday, October 5, 2015, Gail Parker <[gparker@whcampbell.com](mailto:gparker@whcampbell.com)> wrote:

I am out of town but please let this email serve as my opposition to the zoning variance on Sherwood .

Gail Parker  
205 Sherwood

Sent from my iPhone

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

From: Sheldon Shugarman <[shugsy5@comcast.net](mailto:shugsy5@comcast.net)>

To: 'hollie miller' <[stillh20328@hotmail.com](mailto:stillh20328@hotmail.com)>

Cc: ralstoncommunity <[ralstoncommunity@googlegroups.com](mailto:ralstoncommunity@googlegroups.com)>

Sent: Mon, Oct 5, 2015 3:46 pm

Subject: RE: now Sherwood, zoning change on Waldron

I am opposed to the zoning at 110 Sherwood for apartments. Consider this my signature on the petition.

Thank you.  
Hollie Miller  
16 Clarendon Ave  
Baltimore, MD 21208  
410.241.3939

Hinda and Jon Lottich here at 5 Sudbrook court. We are also opposed to the variance. We are the last house on the right at the end of Sherwood.

Hinda  
410-363-3999

Sent from my iPhone

I am opposed to the apartment variance for 110 Sherwood Ave. For that matter for any address in this neighborhood. I'm opposed to that.

Sara Glik  
8 brightside 2120  
4 1 0 2 9 2 8 6 8 1

[saraglik@ymail.com](mailto:saraglik@ymail.com)

I am opposed to the 110 Sherwood apartment variance issue. Please accept this as my notification and signature.

Ann Grattan  
602 Military

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

From: "Sheldon Shugarman" <[shugsy5@comcast.net](mailto:shugsy5@comcast.net)>

To: <[ralstoncommunity@googlegroups.com](mailto:ralstoncommunity@googlegroups.com)>

Sent: Monday, October 05, 2015 4:25 PM

Subject: 110 Sherwood

Please put me down as being opposed to a variance change for 110 Sherwood Ave.

Thanks,  
Bernard Silverman  
17 Brightside Ave  
21208

Hello everyone, I have not signed the petition, but I am opposed to the zoning variance at Sherwood. If I don't get a chance to sign, please use this email as attach to the petition.

Ellen Sack  
27 Brightside Avenue

Sent from my iPhone

I am against the apartment variance at 110 Sherwood.

Molijane Wahl  
18 Brightside Avenue

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

From: [ralstoncommunity@googlegroups.com](mailto:ralstoncommunity@googlegroups.com) [<mailto:ralstoncommunity@googlegroups.com>] On Behalf  
Of Sheldon Shugarman  
Sent: Monday, October 05, 2015 4:26 PM  
To: [ralstoncommunity@googlegroups.com](mailto:ralstoncommunity@googlegroups.com)  
Subject: 110 Sherwood

Everyone,

This week, we're working on the 110 Sherwood apartment issue. The hearing regarding new homes on Waldron took place last week. Anyone who hasn't signed the petition or already written, please state clearly that your opposition is for the apartment variance at 110 Sherwood.  
Thanks,

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zoning

me (Melinda Hipsley)

*Past President of Ralston*

Does anyone know what is going on with the property 110 Sherwood Ave.? Well I think you better. I live at 104 Sherwood Ave and the owners of 110 asked us to write a letter stating their property has always been and apartment. We need your help????

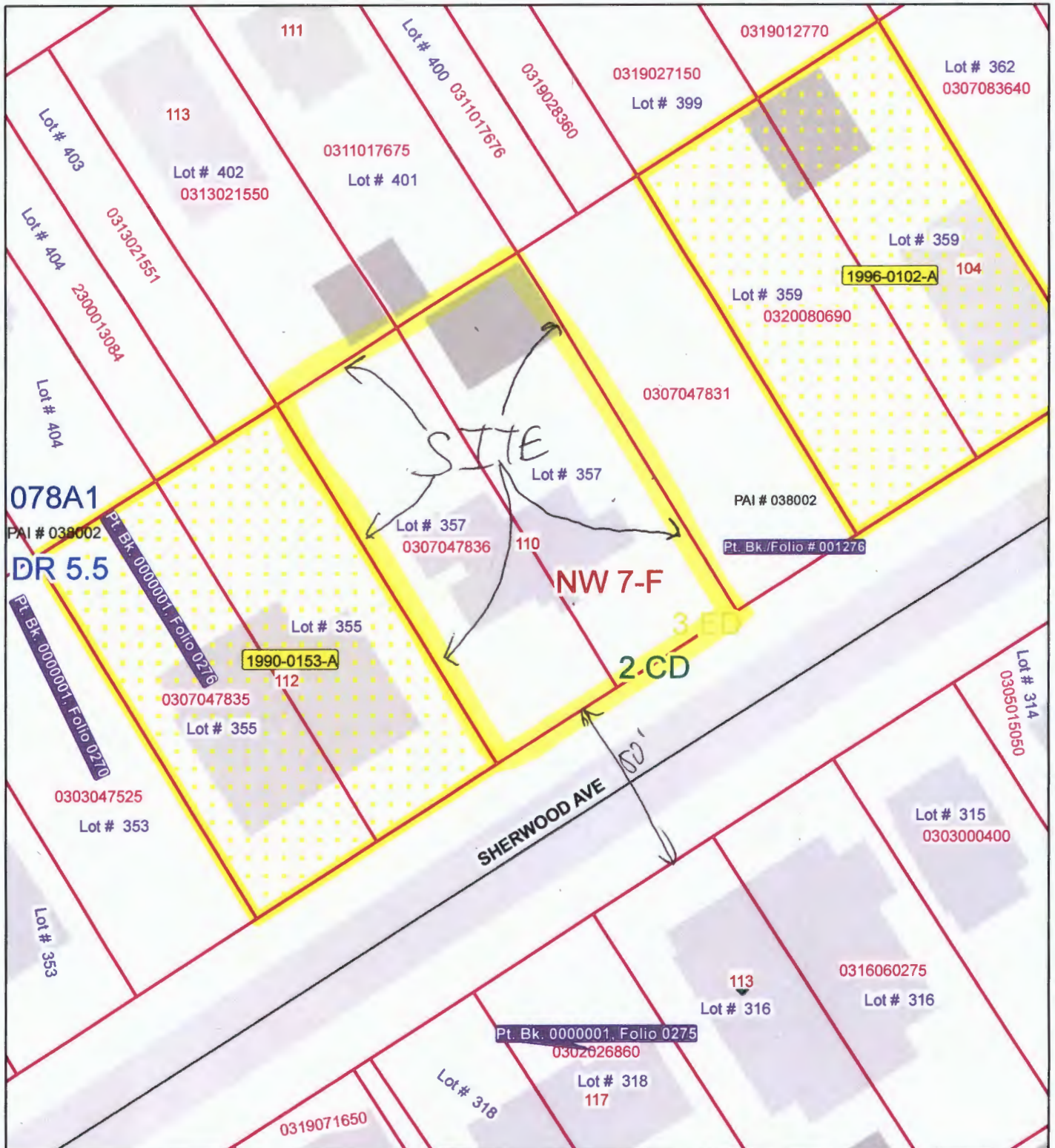
Our reply to the Gorman's was : Ken and I have chosen to stay neutral on the subject of your house next door. The reason for that is we are afraid that it will set a precedence for the house across the street. (we have live in our home 41 years) The house at 113 Sherwood has been unfinished for 15 years. If 110 Sherwood is granted a zoning change WHAT MIGHT HAPPEN TO 113 Sherwood. They could flip the house in to a rooming house or more apartments. We don't think this fair. When we brought our home 41 years ago it was two small apartments, family owned ( the daughter lived up stairs) and we were made to convert it back to a single dwelling home before we could move in. We don't think this is fair and it will differently change the value of all our home (your too!). We do not want this and need your HELP! Send a letter to zoning or sign a petition. We feel it is going to change the value of our home and cause other issues. Ken and I would be glad to write something if this were the opposite and it was happening to you, so please think how this will affect our neighborhood. We also see there is another issue on Waldron Ave. Please do something it affects all of us and if the zoning gets changed, there is no going back. I have a business in the area, if you need a place to discuss this or get together and talk it out. Thanks you for your help Melinda & Ken Hipsley 410-484-8670

[Click here to Reply](#)

\*  
 Sorry we can not  
 attend but we feel strongly  
 this is not best for our neighborhood.  
 I hope  
 Melinda & Ken Hipsley  
 104 Sherwood Ave 21508  
 4104848670  
 MELINDA@PROPERTYEVALUATOR.NET



# 110 Sherwood Avenue



Publication Date: 7/15/2015



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

2016-0040-SPH

PLAT BOOK # 1 FOLIO # 276 10 DIGIT TAX # 0307047836 DEED REF. # 12465 / 00639

MAP IS NOT TO SCALE

MAP IS NOT TO SCALE

AND ORDER RESULT BELOW

Ex. 4

**VIOLATION CASE INFO:**

PLAN DRAWN BY DONALD D. GORMAN DATE 8/7/15 SCALE: 1 INCH = 20 FEET

2015-0040-SPH