

MEMORANDUM

DATE: May 9, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0182-SPH- Appeal Period Expired

The appeal period for the above-referenced case expired on May 6, 2016. 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 *

(6-A Beaumont Avenue)

1st Election District *

1st Council District *

Development Contractors, Inc. *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0182-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 Development Contractors, Inc., legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to confirm that the existing two-family dwelling constitutes a lawful nonconforming use of the property.

Charles Karfonta appeared in support of the petition. Michael T. Wyatt, Esq. represented the Petitioner. Several neighbors attended the hearing to obtain additional information regarding the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received.

The subject property is 5,575 square feet and zoned DR 2. The property is improved with a dwelling constructed in 1939. Mr. Karfonta has owned the property since 2005, and is under contract to sell the property. The buyer's lender requested proof that the property qualifies as a "two-family dwelling," and the petition for special hearing was filed for that purpose.

Mr. Karfonta testified he purchased the property in 2005 from Ms. Allen, who owned the property since 1968. Ms. Allen told Mr. Karfonta at the time of the sale that it was an investment property that always had two apartments or living units. Mr. Karfonta also presented affidavits

ORDER RECEIVED FOR FILING

Date 4-6-16

By Den

from two friends of Ms. Allen (who is now deceased) wherein they state the home has since 1955 been occupied as a two apartment dwelling. Pet. Ex. 3. Finally, Mr. Karfonta presented interior photos of the house and he described the entry into the home which has two identical living units, one on top of the other, accessed by separate locked doors. Pet. Ex. 4. Mr. Karfonta, who is a contractor, also noted the moldings, doors and hardware are matching in each of the apartments and appear to be original (from at least the 1950's) which indicated the two apartments were created simultaneously many years ago.

James Matis, a civil engineer accepted as an expert, also testified in Petitioner's case. He prepared the site plan (Pet. Ex. 1) and stated there were no prior zoning or development cases involving this property. He opined that the two apartment home qualified as a lawful, nonconforming use under the zoning regulations. Mr. Matis also testified he visited the property and agrees the construction materials and the presence of full bathrooms on the first and second floors suggest the home was originally constructed as a two-family dwelling.

Based on the testimony, affidavits and other exhibits, I believe Petitioner has established the two-family dwelling qualifies as a lawful nonconforming use and/or structure. Mr. Matis testified the property was in 1955 zoned "R6," and that two-family dwellings were permitted by right in that zone. B.C.Z.R. (1955 ed.) §209.2. The evidence showed the use existed prior to 1955, and as such it is a lawful nonconforming use under B.C.Z.R. §104. As discussed immediately below, I believe the relevant date in determining the existence of a nonconforming use in this case is in fact 1970, at which time the County Council enacted Bill No. 100-1970. That law eliminated certain archaic definitions of "duplex" and "semi-detached" dwellings, and specified the circumstances under which a dwelling may be "converted" to multi-family use. B.C.Z.R. §402.1.

ORDER RECEIVED FOR FILING

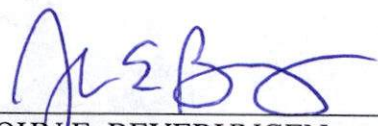
Date 4-6-16

By Den

Community members expressed concern that other owners on their street would likewise attempt to create two apartment units in their homes. To be a lawful two-family dwelling, the home must have been used in that fashion since 1970, without interruption of a year or more. B.C.Z.R. §104.1. Otherwise, the zoning regulations specify that a single family dwelling in a DR 2 zone cannot be converted to a two-family unit unless it satisfies certain dimensional requirements, including a lot width of 125 ft., lot area of 25,000 sq. ft. and specific side yard setbacks. B.C.Z.R. §402.1.

THEREFORE, IT IS ORDERED this 6th day of April, **2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to confirm that the existing two-family dwelling constitutes a lawful nonconforming use of the property, be and is hereby GRANTED.

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:slh

ORDER RECEIVED FOR FILING

Date 4-6-16

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 6-A Beaumont Avenue, Baltimore, MD 21228 which is presently zoned DR-2

Deed References: L. 22371/f. 0379 10 Digit Tax Account # 0 1 0 1 3 5 1 1 4 0

Property Owner(s) Printed Name(s) Development Contractors Inc.

(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. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the continuation of a non-conforming use as per relief requested in Exhibit 1 attached hereto entitled "Specific Relief Requested".

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

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Michael T. Wyatt

Name- Type or Print

Signature

828 Dulaney Valley Road, Suite 11 Baltimore MD

Mailing Address

City

State

21204

Zip Code

410-825-2255

Telephone #

mwyatt@hwklawgroup.com

Email Address

Legal Owners (Petitioners):

Development Contractors Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

805 Frederick Road, Rear Level

Baltimore

MD

Mailing Address

City

State

21228

Zip Code

410-977-4443

Telephone #

Email Address

Representative to be contacted:

Charles Karfonta

Name - Type or Print

Signature

805 Frederick Road, Rear Level

Baltimore

MD

Mailing Address

City

State

21228

Zip Code

410-977-4443

Telephone #

dcikarfonta@comcast.net

Email Address

CASE NUMBER 2016-0182-SPH Filing Date 2, 9, 2016 Do Not Schedule Dates:

Reviewer JNP

PETITION FOR ZONING HEARING

EXHIBIT 1

Specific Relief Requested

Special Hearing is requested pursuant to Section 500.7 BCZR to confirm that the existing Two-Family Dwelling constitutes a lawful non-conforming use of the property.

2016-0182-S PH

February 5, 2016

**Description to Accompany Zoning Petition
for Special Hearing
6A N. Beaumont Avenue
Election District 1
Baltimore County, Maryland**

Beginning for the same on the east side of N. Beaumont Avenue, at a point located *North 27° 25' West 336 feet*, more or less, from the point of intersection of the centerlines of N. Beaumont Avenue and Frederick Road, State Route 144, thence leaving said east side of N. Beaumont Avenue and running the following three courses viz:

1. **North 56° 02' East 140.00 feet** to a point, thence
2. **North 33° 58' West 35.00 feet** to a point, thence
3. **South 56° 02' West 140.00 feet** to a point on the east side of N. Beaumont Avenue, running thence and binding on said east side of N. Beaumont Avenue
4. **South 33° 58' East 35.00 feet** to the place of beginning

Containing 0.1125 acres more or less.

This description is intended for zoning purposes only and is not intended for use in conveyance of land.





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 4027006

Sold To:

HWK Law Group - CU00524752
828 Dulaney Valley Rd
Ste 11
Towson, MD 21204-2822

Bill To:

HWK Law Group - CU00524752
828 Dulaney Valley Rd
Ste 11
Towson, MD 21204-2822

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

Mar 15, 2016



The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2016-0182-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Development Contractors, Inc.

April 4, 2016

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: _____

6-A Beaumont Avenue

March 15, 2016

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

Sincerely,

March 15, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

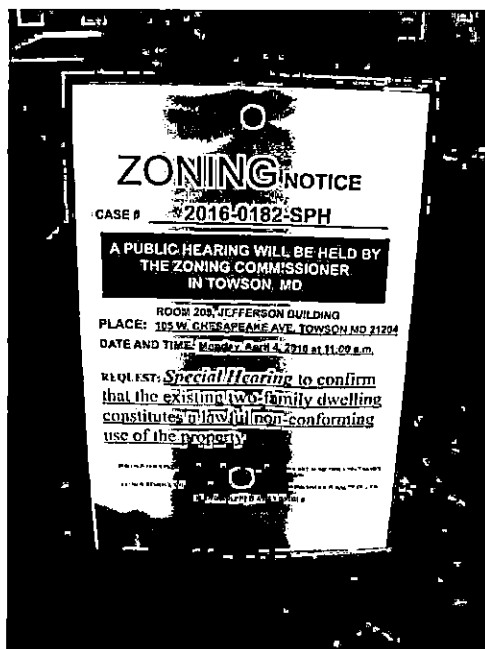
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

February 22, 2016

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: 2016-0182-SPH

6-A Beaumont Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Development Contractors, Inc.

Special Hearing to confirm that the existing two-family dwelling constitutes a lawful non-conforming use of the property.

Hearing: Monday, April 4, 2016 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: Michael Wyatt, 828 Dulaney Valley Road, Ste. 11, Baltimore 21204
Development Contractors, Inc., 805 Frederick Road, Rear Level, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 15, 2016**
- (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
Tuesday, March 15, 2016 Issue - Jeffersonian

Please forward billing to:

Michael Wyatt
HWK Law Group
828 Dulaney Valley Road, Ste. 11
Baltimore, MD 21204

410-825-2255 ext. 110

NOTICE OF ZONING HEARING

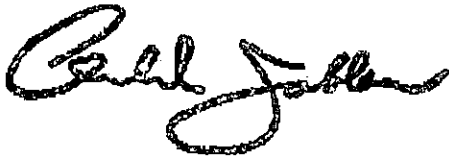
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
6A Beaumont Avenue; NE/S Beaumont Avenue, *
336' NW of Frederick Road * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts
Legal Owner(s): Development Contractors, Inc* HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2016-182-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
FEB 18 2016

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 18th day of February, 2016, a copy of the foregoing Entry of Appearance was mailed to Michael T. Wyatt, Esquire, 828 Dulaney Valley Road, Suite 11, Towson, Maryland 21204, Attorney for 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: 2016-0182-SPH
Petitioner: Development Contractors, Inc.
Address or Location: ~~2016-0182-SPH~~ 6-A Beaumont Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael T. Wyott
Address: HWK Law Group
828 Dulaney Valley Road, Suite 11
Towson MD 21204
Telephone Number: 410 825 2255
EX. 110

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

No.

135701

Date:

2/9/2016

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
2/11/2016 2/09/2016 14:20:20 2

DEPT 0002 POLKON JENA JEE

RECEIPT # 956705 2/09/2016 0510

5 520 ZONING VERIFICATION

00. 135701

Receipt Tot 375.00

RECEIVED OK \$5.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: HNK Law Group

For: Special Hearing - 6-A. Berwind Avenue
2016-0182 - 1st (Development Contracting, Inc.)

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 30, 2016

Development Contractor's Inc.
Charles Karfonta, President
805 Frederick Road
Rear Level
Baltimore MD 21228

RE: Case Number: 2016-0182 SPH, Address: 6-A Beaumont Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 9, 2016. 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
Michael T Wyatt, Esquire, 828 Dulaney Valley Road, Suite 11, Baltimore MD 21204

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 2/17/16

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

RE: Baltimore County
Item No. 2016-0182-SPH
Special Hearing
Development Contractors, Inc.
6A Beaumont 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. 2016-0182-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, c

A handwritten signature in dark ink, appearing to read 'David W. Peake', is written over a horizontal line.

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

DWP/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: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690
www.roads.maryland.gov

4-4

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: March 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-182

MAR 07 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 6-A Beaumont Avenue
Petitioner: Development Contractors, Inc.
Zoning: DR 2
Requested Action: Special Hearing

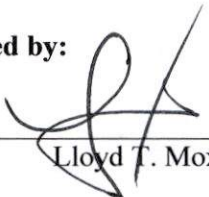
The Department of Planning has reviewed the petition for a Special Hearing to determine whether or not the Administrative Law Judge should approve the continuation of a non-conforming use of an existing two-family dwelling.

A site visit was conducted on February 17, 2016.

The Department has no objections to granting the petitioned zoning relief.

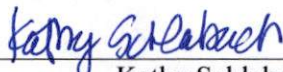
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Charles Karfonta
Bill Skibinski
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 19 2016

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0182-SPH
Address 6-A Beaumont Avenue
(Development Contractors, Property)

Zoning Advisory Committee Meeting of February 22, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 02-19-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2016
Item No. 2016-0130, 0172, 0182 and 0185

DATE: February 18, 2016

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\ZAC02222016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: March 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-182

INFORMATION:

Property Address: 6-A Beaumont Avenue
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Zoning: DR 2
Requested Action: Special Hearing

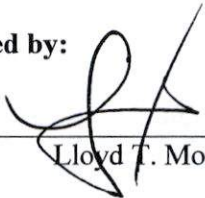
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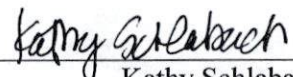
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Charles Karfonta
Bill Skibinisnki
Office of the Administrative Hearings
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 6A Beriummont Ave
CASE NUMBER 2016-0182-SPH
DATE 2/14/16

PETITIONER'S SIGN-IN SHEET

[illegible]

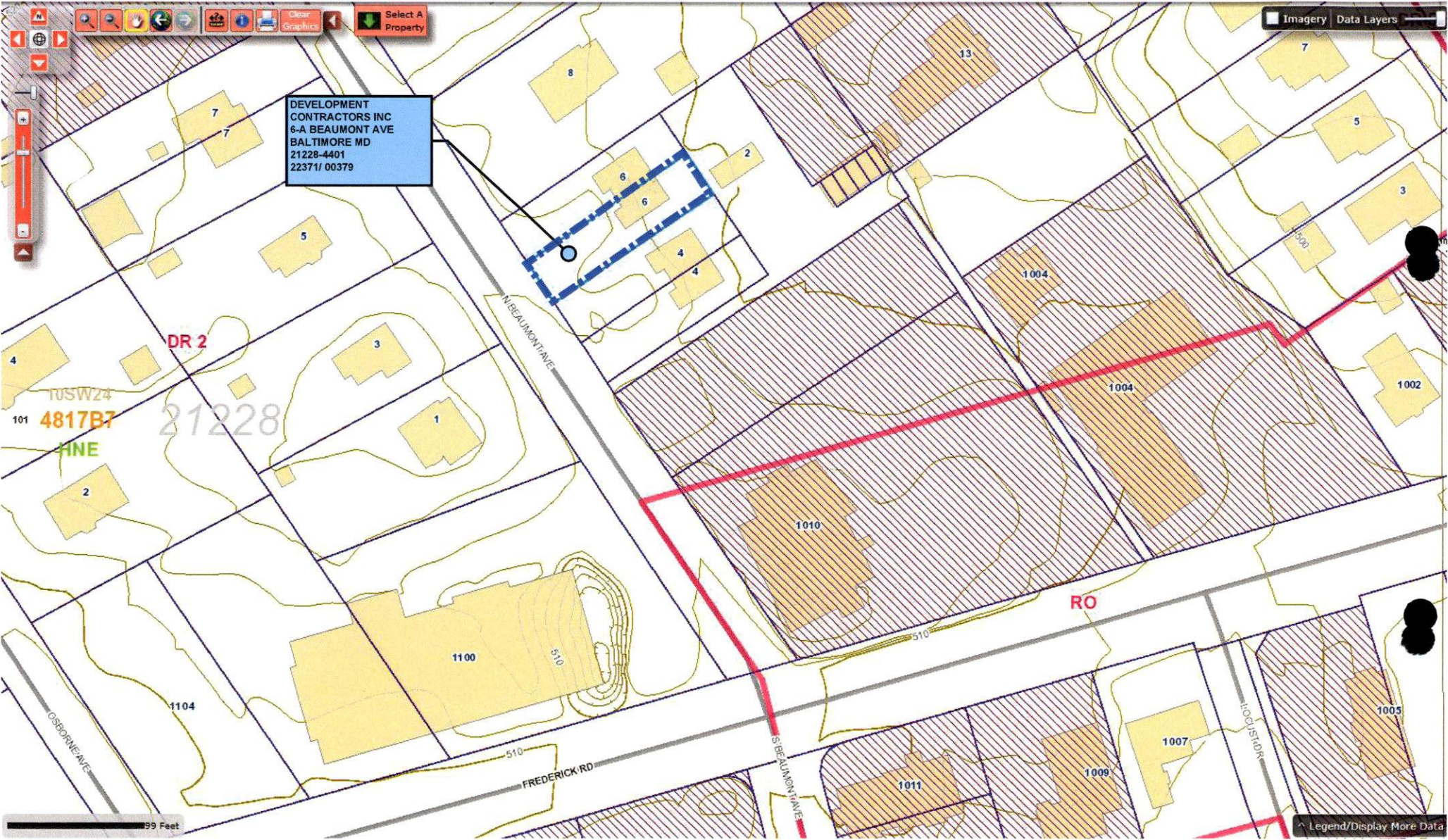
CASE NAME _____
CASE NUMBER _____
DATE _____

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]



C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C2/19DEPS
(if not received, date e-mail sent _____)N/C3/3FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)no obj2/17STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERINGno obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/15/16

SIGN POSTING

Date:

3/15/16by Ssg Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0101351140			
Owner Information					
Owner Name:	DEVELOPMENT CONTRACTORS INC		Use:	RESIDENTIAL	
Mailing Address:	6-A BEAUMONT AVE BALTIMORE MD 21228-4401		Principal Residence:	NO	
			Deed Reference:	/22371/ 00379	
Location & Structure Information					
Premises Address:		6A BEAUMONT AVE 0-0000		Legal Description:	BEAUMONT BLDG CO 6-A BEAUMONT AVE BEAUMONT BUILDING PLAT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0101	0007	0221		0000	6A 2016
					Assessment Year: 2016
					Plat No: 0012/ Plat Ref: 0109
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1939	1,320 SF				4,900 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	END UNIT	BRICK	2 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2015	07/01/2016
Land:		52,400	52,400		
Improvements		121,900	133,200		
Total:		174,300	185,600	174,300	178,067
Preferential Land:		0			0
Transfer Information					
Seller: ALLEN EMMA M,TRUSTEE		Date: 08/16/2005		Price: \$216,000	
Type: ARMS LENGTH IMPROVED		Deed1: /22371/ 00379		Deed2:	
Seller: ALLEN EMMA		Date: 08/31/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15530/ 00733		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
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.dat.maryland.gov/RealProperty>)District: **01** Account Number: **0101351140**

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.

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>).

Guide to searching the database

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0101351140			
Owner Information					
Owner Name:		DEVELOPMENT CONTRACTORS INC		Use:	RESIDENTIAL
Mailing Address:		6-A BEAUMONT AVE BALTIMORE MD 21228-4401		Principal Residence:	NO
				Deed Reference:	/22371/ 00379
Location & Structure Information					
Premises Address:		6A BEAUMONT AVE 0-0000		Legal Description:	BEAUMONT BLDG CO 6-A BEAUMONT AVE BEAUMONT BUILDING PLAT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0007	0221		0000	
					Block:
					6A
					Lot:
					2016
					Assessment Year:
					0012/0109
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1939		1,320 SF		4,900 SF	
				Property Land Area	
				04	
				County Use	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	END UNIT	BRICK	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2015	07/01/2016
Land:		52,400	52,400		
Improvements		121,900	133,200		
Total:		174,300	185,600	174,300	178,067
Preferential Land:		0			0
Transfer Information					
Seller: ALLEN EMMA M,TRUSTEE		Date: 08/16/2005		Price: \$216,000	
Type: ARMS LENGTH IMPROVED		Deed1: /22371/ 00379		Deed2:	
Seller: ALLEN EMMA		Date: 08/31/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15530/ 00733		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015		07/01/2016
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					

22371.3-2
0022371-3

DEED - FEE SIMPLE -- INDIVIDUAL GRANTOR - LONG FORM
LAKEVIEW TITLE COMPANY
File No. 05-11780
Tax ID # 01 - 0101351140

1

This Deed, made this 27 day of July, 2005, by and between EMMA M. ALLEN LIVING TRUST dated March 12, 2001, party of the first part, Grantor; and DEVELOPMENT CONTRACTORS, INC., party of the second part, Grantee.

- **Witnesseth** -

That for and in consideration of the sum of Two Hundred Sixteen Thousand And 00/100 Dollars (\$216,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said DEVELOPMENT CONTRACTORS, INC., in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the northeast side of Beaumont, at the distance of 316 feet northwesterly, measured along the northeast side of Beaumont Avenue from the northeast corner of Beaumont Avenue and Frederick Road, running thence northwest, binding on the northeast side of Beaumont, as now located 50 feet wide, 35 feet to a point in line with the center of the partition wall between the dwelling erected on the lot now being described and the dwelling erected on the lot adjoining to the northwest, thence running northeast, at right angles to Beaumont Avenue, and passing through the center of said partition wall, continuing the same direction, 140 feet, thence running southeast, parallel with Beaumont Avenue 35 feet, and running thence southwest parallel with the second line in this description 140 feet to the place of beginning. The improvements thereon being known as No. 6-A BEAUMONT AVENUE.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

BEING the same lot of ground which, by Deed dated March 12, 2001, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 15530, folio 733, was granted and conveyed by EMMA M. ALLEN, unto EMMA M. ALLEN, TRUSTEE, UNDER THE EMMA M. ALLEN LIVING TRUST, the within GRANTOR.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

EMMA M. ALLEN LIVING TRUST

Allen

Emma M. Allen (Seal)
BY: EMMA M. ALLEN, TRUSTEE

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I hereby certify that on this 27 day of July, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared EMMA M. ALLEN, TRUSTEE FOR THE EMMA M. ALLEN LIVING TRUST, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



MARY CALDER
NOTARY PUBLIC
HOWARD CO.
MARYLAND
MY COMM. EXPS. 03/01/2008

Calder

Notary Public

My commission expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Guida

Vincent M. Guida, Attorney

AFTER RECORDING, PLEASE RETURN TO:
LAKEVIEW TITLE COMPANY
Suite 600, Merrill Lynch Bldg.
10320 Little Patuxent Parkway
Columbia, MD 21044

0022371 381

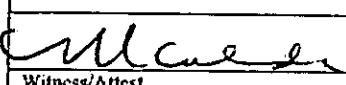
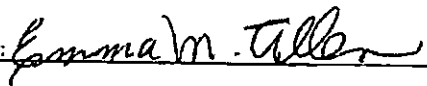
**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit
of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor	EMMA M. ALLEN LIVING TRUST 6-A BEAUMONT AVENUE BALTIMORE, MD 21228

2. Reason for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	
3b. Entity Transferors	
Witness/Attest 	EMMA M. ALLEN LIVING TRUST Name of Entity
	By: 
	EMMA M. ALLEN Name
	TRUSTEE Title

0022971 382

State of Maryland Land Instrument Intake Sheet

[] City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

1	Type(s) of Instruments	1	Deed		Mortgage		Other		Other
		2	Deed of Trust		Lease				
2	Conveyance Check Box	X	Improved Sale		Unimproved Sale		Multiple Arms Length [3]		Not an Arms-Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation [] State Transfer [] County Transfer []							
4	Consideration and Tax Calculations	Consideration Amount: \$ 216,000.00 Purchase Price/Consideration \$ 216,000.00 Any New Mortgage \$ 220,000.00 Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value \$ Amount of Fees: \$ 20.00 Recording Charge \$ 20.00 Surcharge \$ 20.00 State Recordation Tax \$ 1,100.00 State Transfer Tax \$ 1,080.00 County Transfer Tax \$ 3,240.00 Other \$ Other \$							
5	Fees	Amount of Fees: \$ 20.00 Recording Charge \$ 20.00 Surcharge \$ 20.00 State Recordation Tax \$ 1,100.00 State Transfer Tax \$ 1,080.00 County Transfer Tax \$ 3,240.00 Other \$ Other \$							
6	Description of Property	District: 01 Property Tax ID No. (1): 0101351140 Grantor, Liber/ Follo: 15530/733 Subdivision Name: BEAUMONT BUILDING PLAT Block: 6A Location/Address of Property Being Conveyed (2): 6-A BEAUMONT AVENUE, BALTIMORE, MD 21228 Other Property Identifiers (if applicable): Residential [X] Non-Residential [] Fee Simple [X] Ground Rent [] Partial Conveyance? [] Yes [] No Description/Amt. of Sq Ft/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed: Do Doc 11 Owner(s) of Record (if Different from Grantor(s)) Do Doc 2 Owner(s) of Record (if Different from Grantor(s))							
7	Transferred From	Do Doc 11 Owner(s) of Record (if Different from Grantor(s)) Do Doc 2 Owner(s) of Record (if Different from Grantor(s))							
8	Transferred To	Do Doc 11 Owner(s) of Record (if Different from Grantor(s)) Do Doc 2 Owner(s) of Record (if Different from Grantor(s))							
9	Other Names to Be Indexed	Do Doc 11 Additional Names to be Indexed (Optional) Do Doc 2 Additional Names to be Indexed (Optional)							
10	Contact/Mail Information	Name: Julie Firm: LAKEVIEW TITLE COMPANY Address: Suite 600, Merrill Lynch Bldg. 10320 Little Patuxent Parkway Columbia, MD Phone: (410) 992-4447							
		Return to Contact Person [X] Hold for Pickup [] Return Address Provided []							
		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER.							
		Assessment Information: Yes [X] No [] Will the property being conveyed be the grantee's principal residence? Yes [] No [X] Does transfer include personal property? If yes, identify:							

AFFIDAVIT

PROVIDE BASIC FLOOR PLANS
SHOWING USE AREA EACH FLOOR
A SCHEMATIC (SIMPLE DRAWING IS
ACCEPTABLE)

The undersigned hereby affirms under the penalties of perjury to the Director of Department of Permits and Development Management (PDM), as follows:

That the information herein given is within the personal knowledge of the Affiant and the Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Joan D Krotz
AFFIANT (Handwritten Signature)

Joan D Krotz
AFFIANT (Printed Name)

55 Randa II AVE
ADDRESS (Printed) 21227

410 242 4037
TELEPHONE NUMBER

BASED UPON YOUR PERSONAL KNOWLEDGE, PLEASE ANSWER THE FOLLOWING:

1. Can you verify by this affidavit and/or testify in court, if necessary, that the home located at 6 A BEAUMONT AVE, CATONSVILLE, MD 21054 has been occupied as a 2 apartment dwelling since MARCH 1, 1955 YES
(month) (year) (answer)
2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since MARCH 1, 1955 YES
(month) (year) (answer)
3. Will you realize any gain from the sale of this property? NO
(answer)
*If the answer is yes, this form cannot be approved.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY this 2nd day of February, 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joan D Krotz, the Affiant herein, personally known or satisfactorily identified to me as such Affiant.

AS WITNESS my hand and Notarial Seal.

[Signature]
NOTARY PUBLIC
My Commission Expires 12/1/08

3/10/06 6/1/00

AFFIDAVIT

PROVIDE BASIC FLOOR PLANS
SHOWING USE ~~WATER~~ EACH FLOOR
A SCHEMATIC (SIMPLE DRAWING IS
ACCEPTABLE)

The undersigned hereby affirms under the penalties of perjury to the Director of Department of Permits and Development Management (PDM), as follows:

That the information herein given is within the personal knowledge of the Affiant and the Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Dolores Kiszner
AFFIANT (Handwritten Signature)

DOLORES KISZNER
AFFIANT (Printed Name)

707 ACADEMY ROAD
ADDRESS (Printed)

410 747 3829
TELEPHONE NUMBER

BASED UPON YOUR PERSONAL KNOWLEDGE, PLEASE ANSWER THE FOLLOWING:

1. Can you verify by this affidavit and/or testify in court, if necessary, that the home located at 6A BEAUMONT AVE CATONSVILLE MD 21228 has been occupied as a 2 apartment dwelling since MARCH 1 1955? approx 1955?
(month) (year) (answer)
2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since MARCH 1 1955? approx 1955?
(month) (year) (answer)
3. Will you realize any gain from the sale of this property? No
(answer)
*If the answer is yes, this form cannot be approved.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY this 7th day of February, 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Dolores Kiszner, the Affiant herein, personally known or satisfactorily identified to me as such Affiant.

AS WITNESS my hand and Notarial Seal.

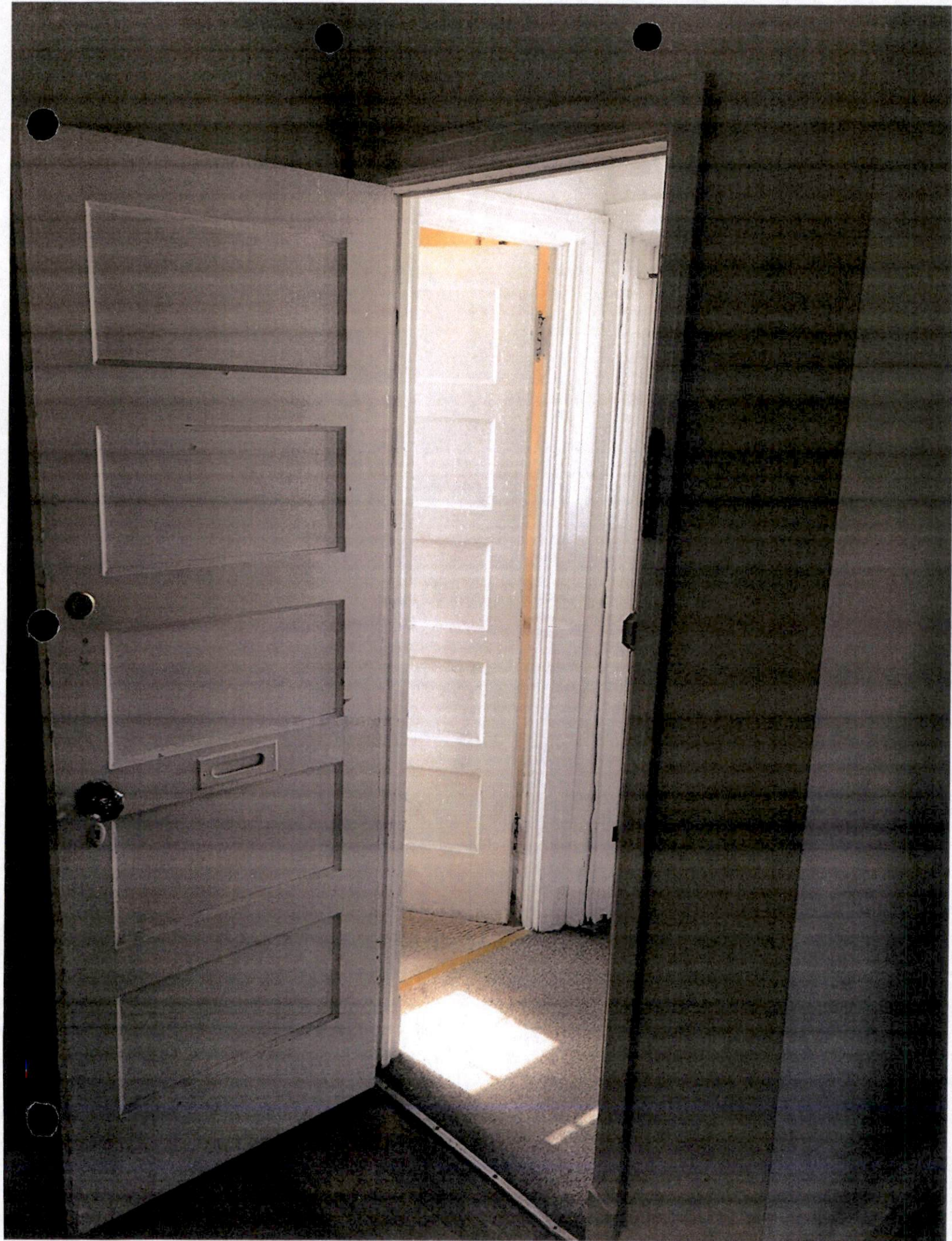
Michelle Katz Brown
NOTARY PUBLIC
My Commission Expires 12/1/08

revised 6/1/00



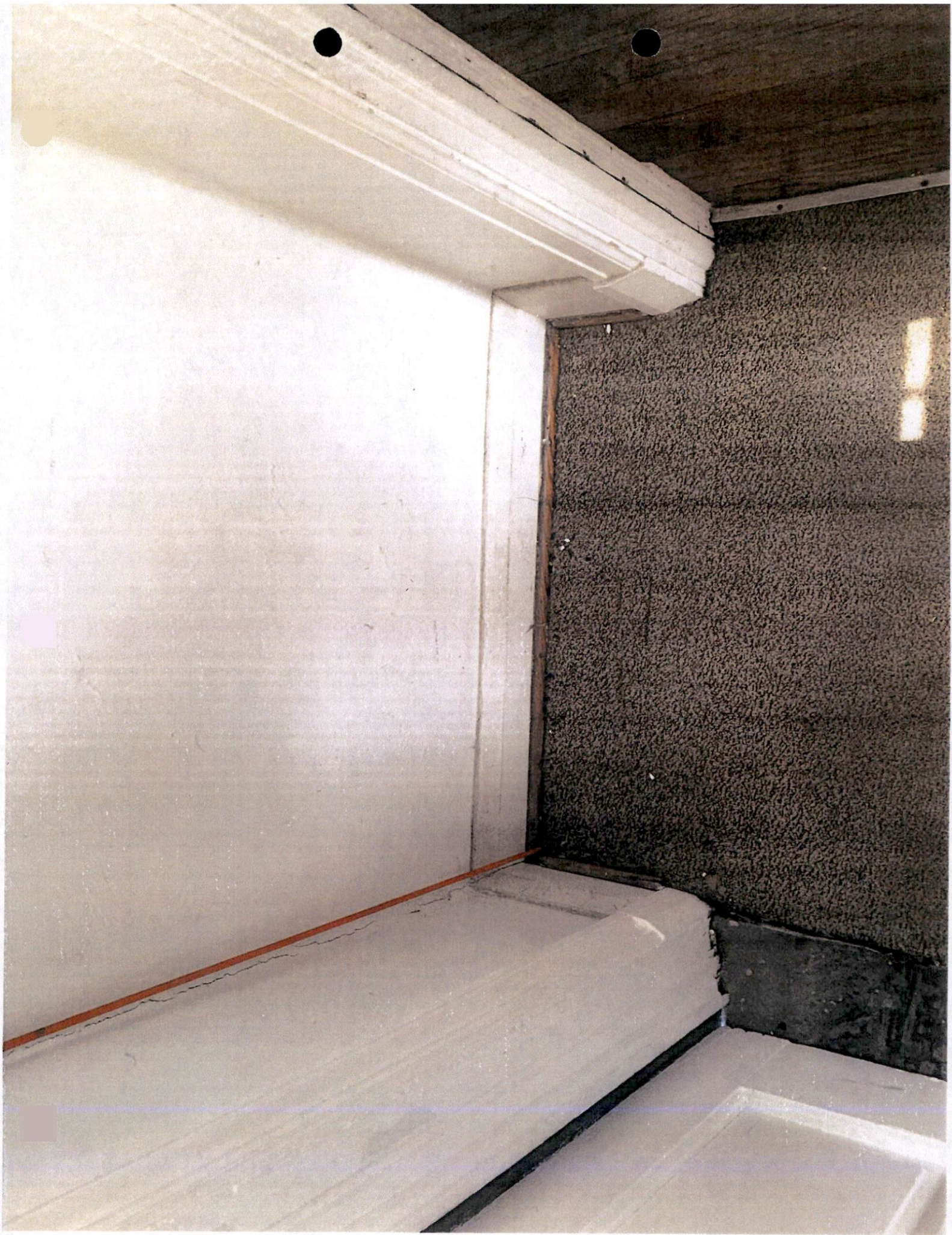


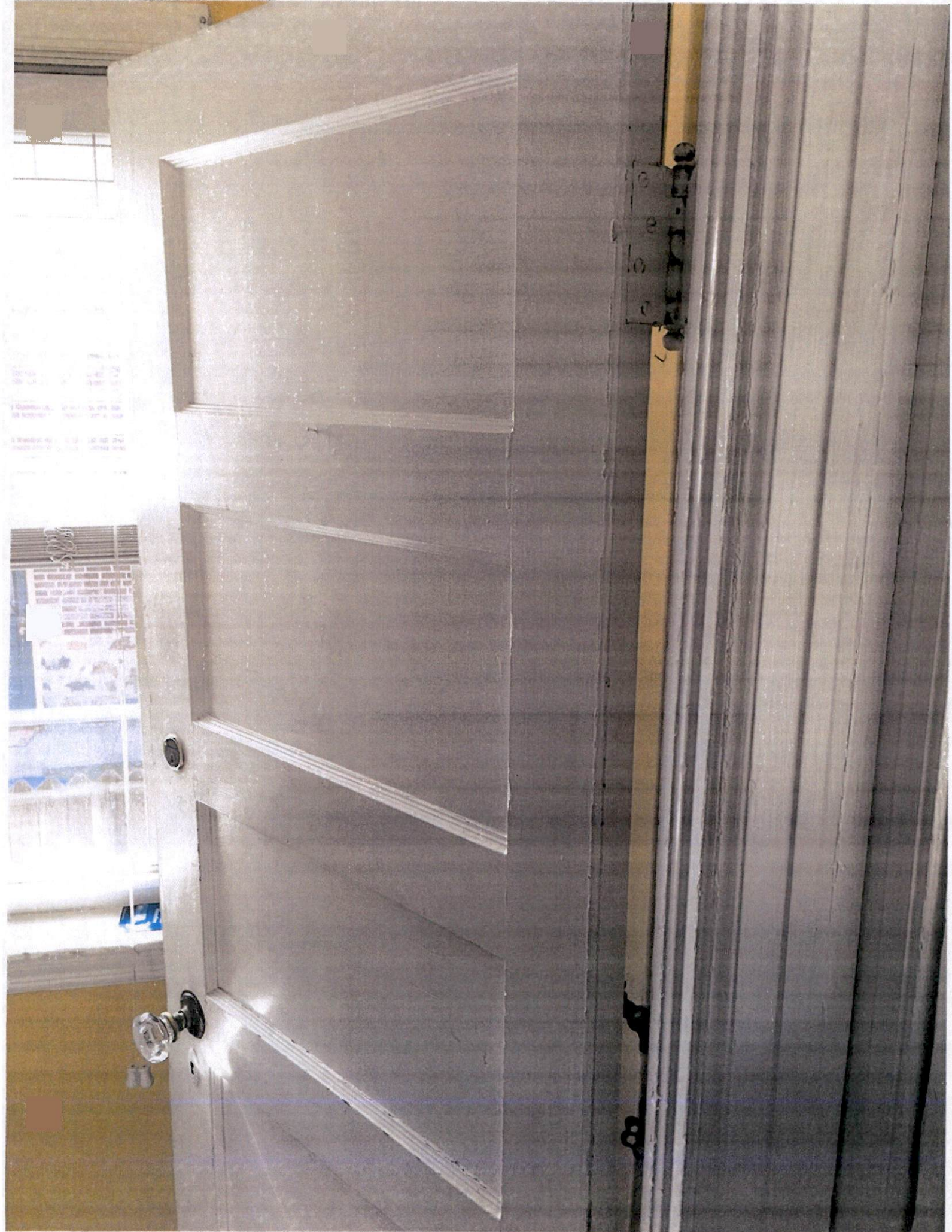


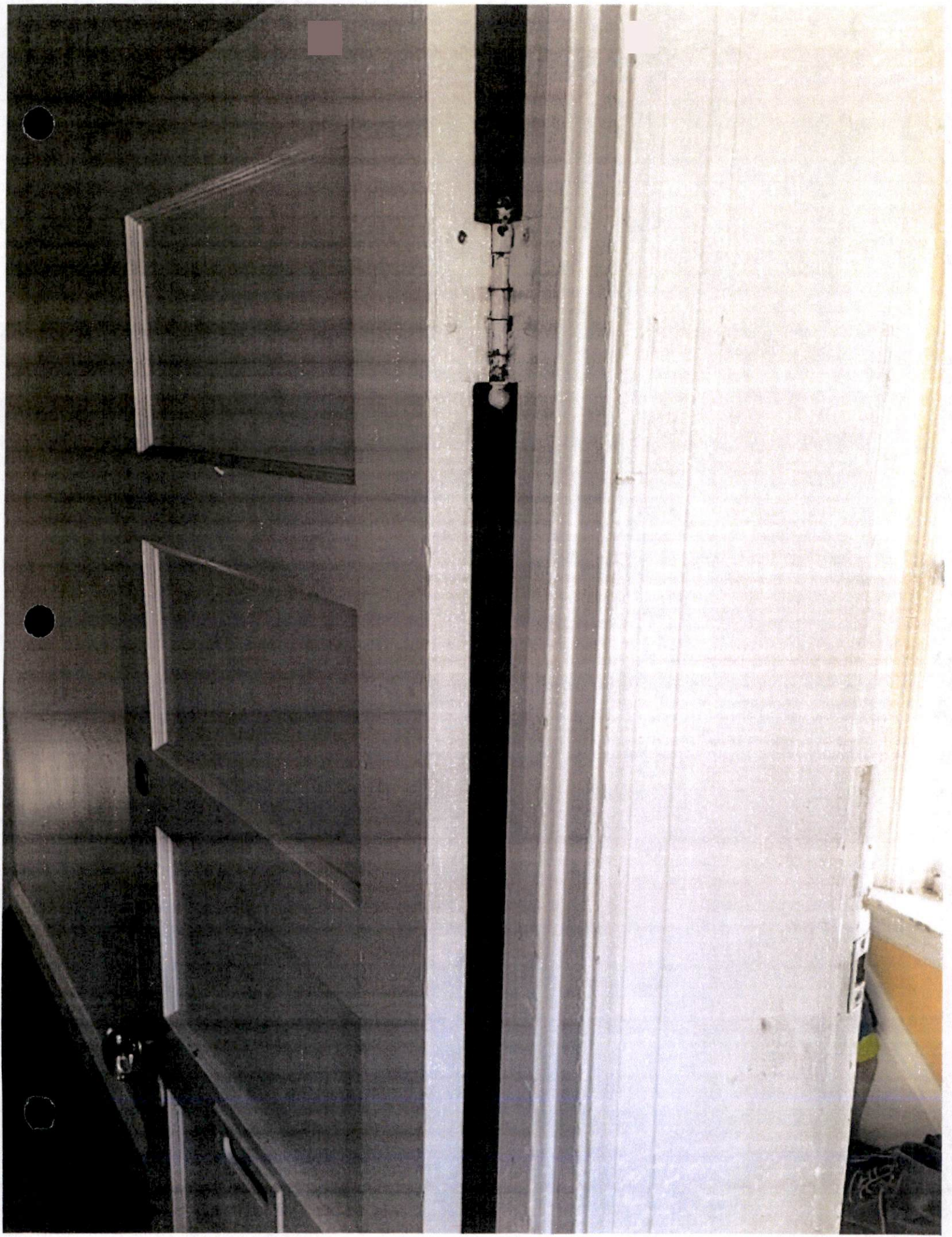






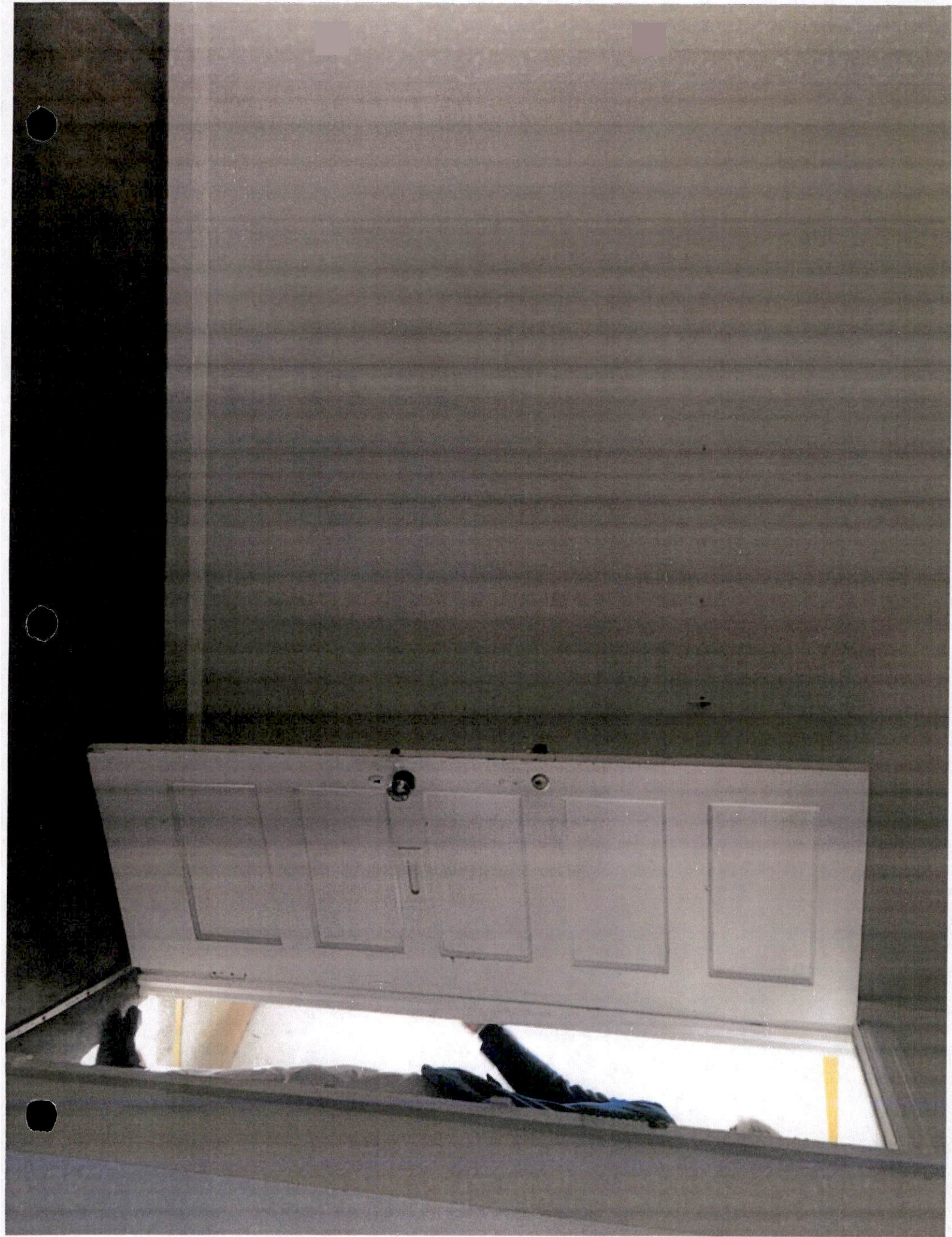




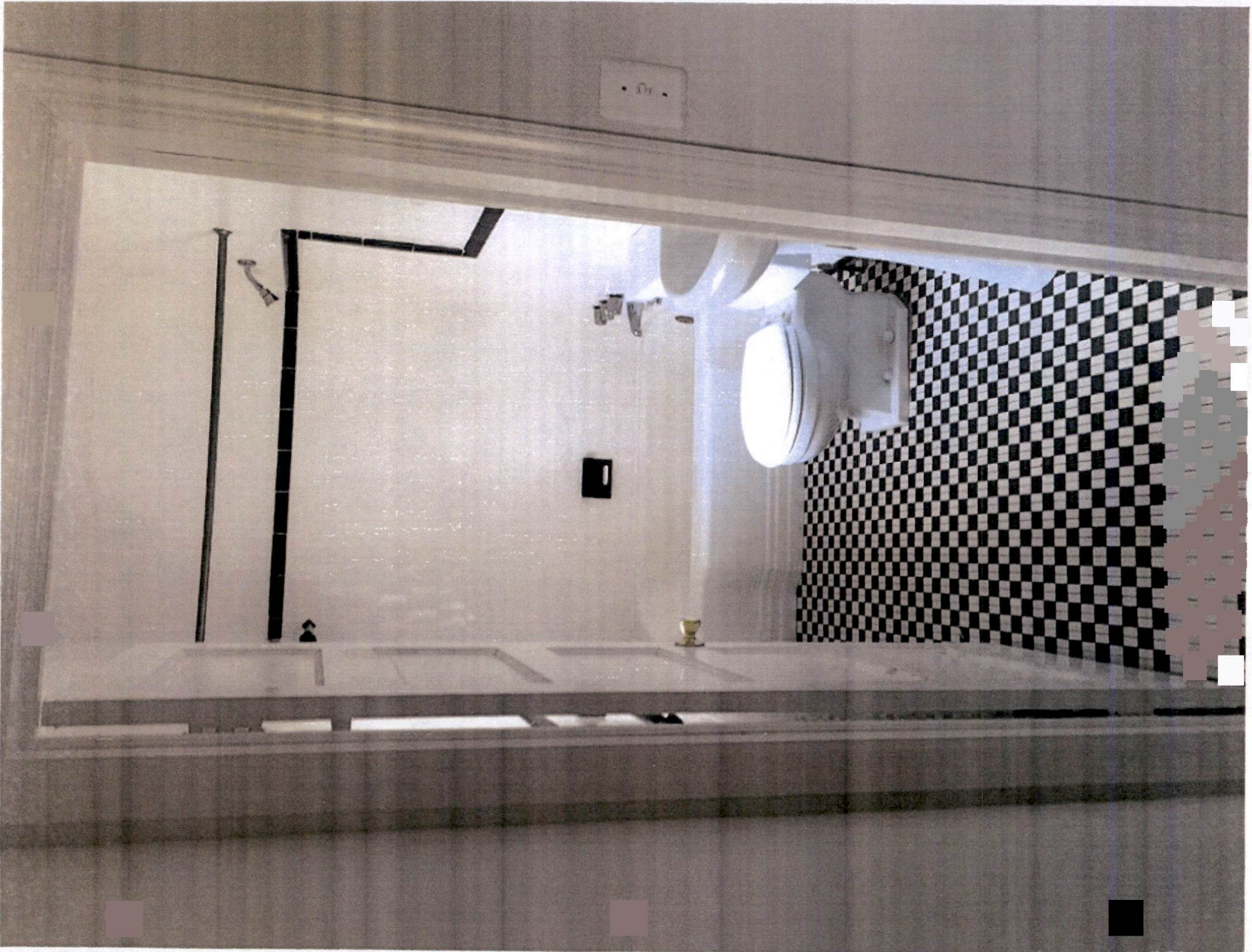






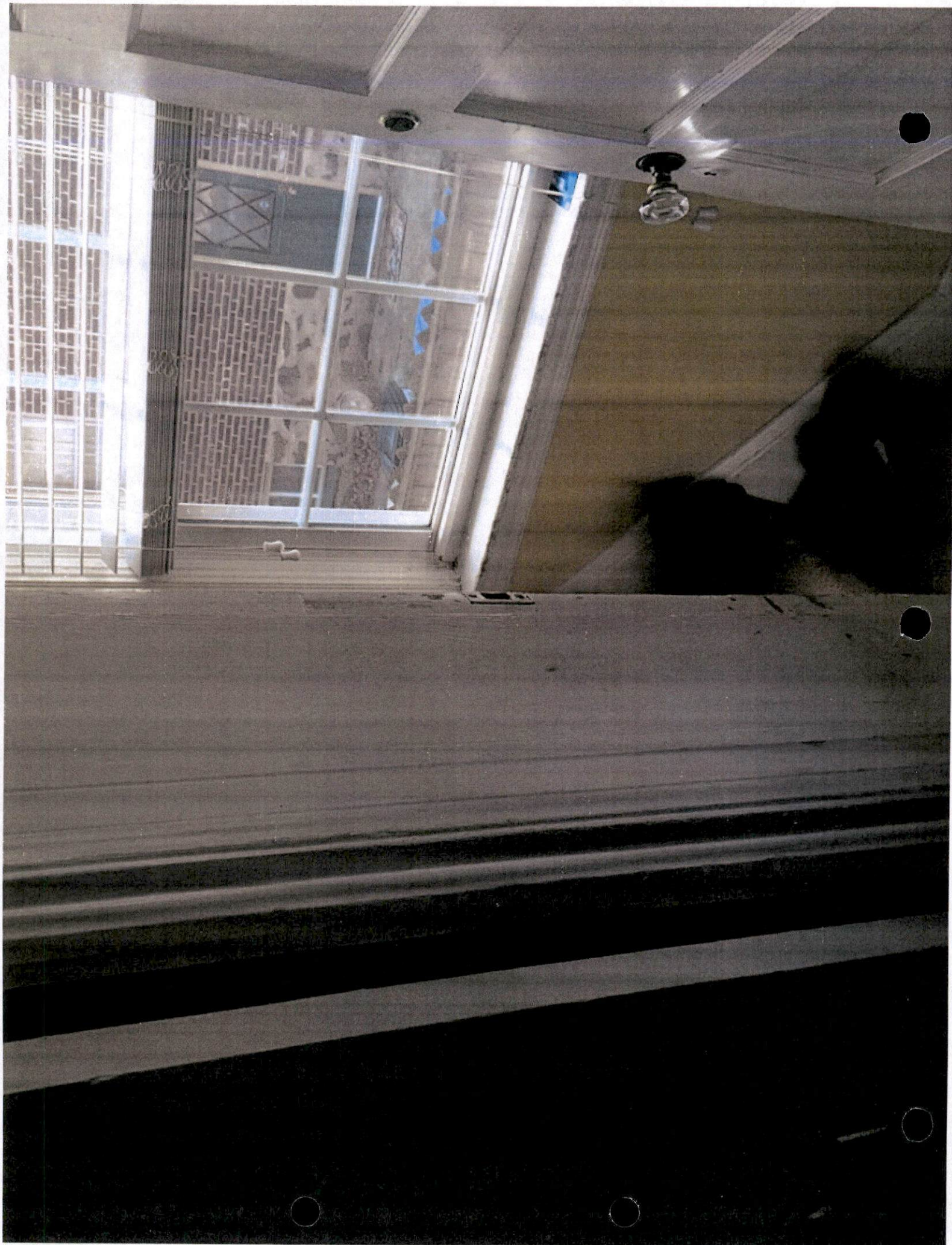


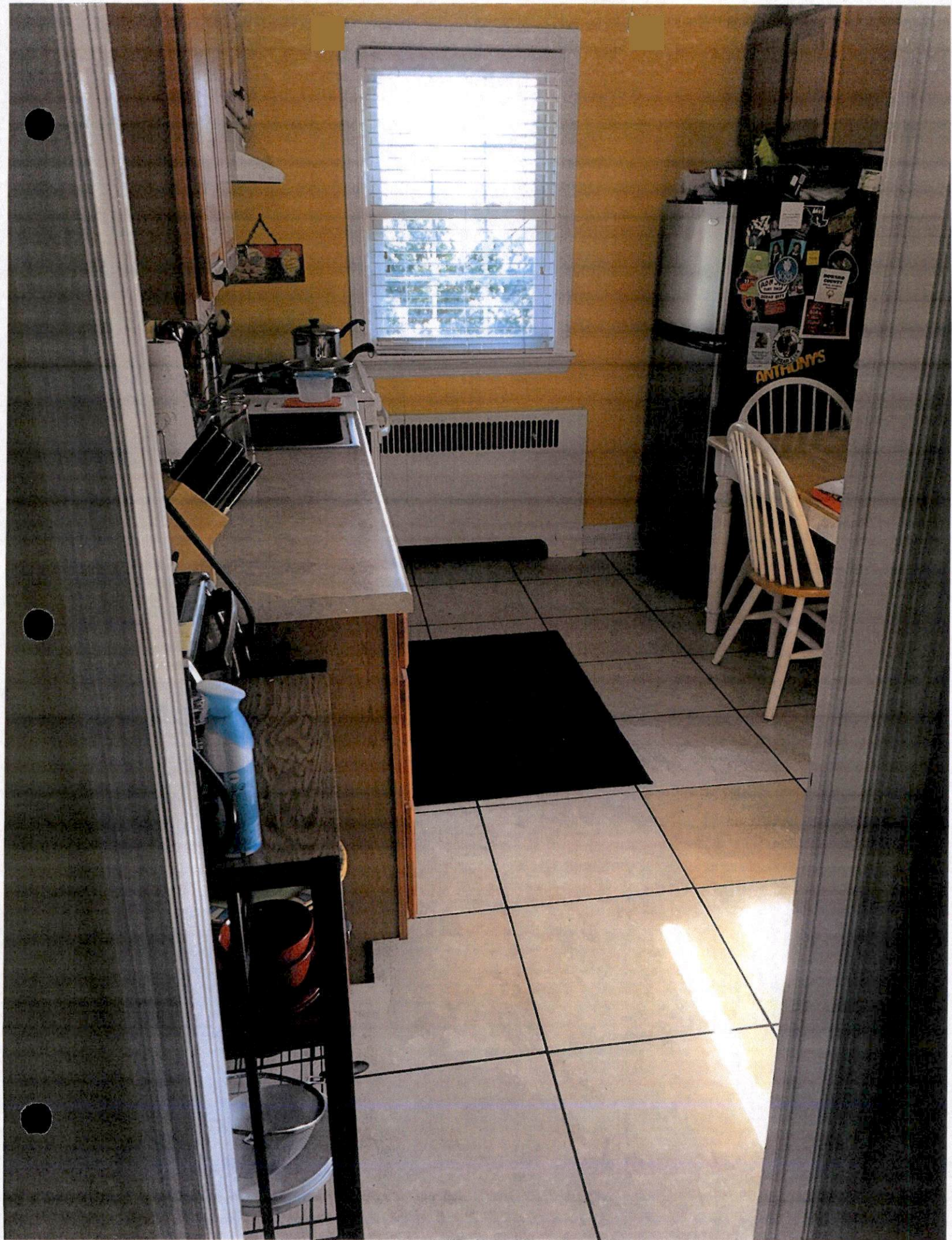






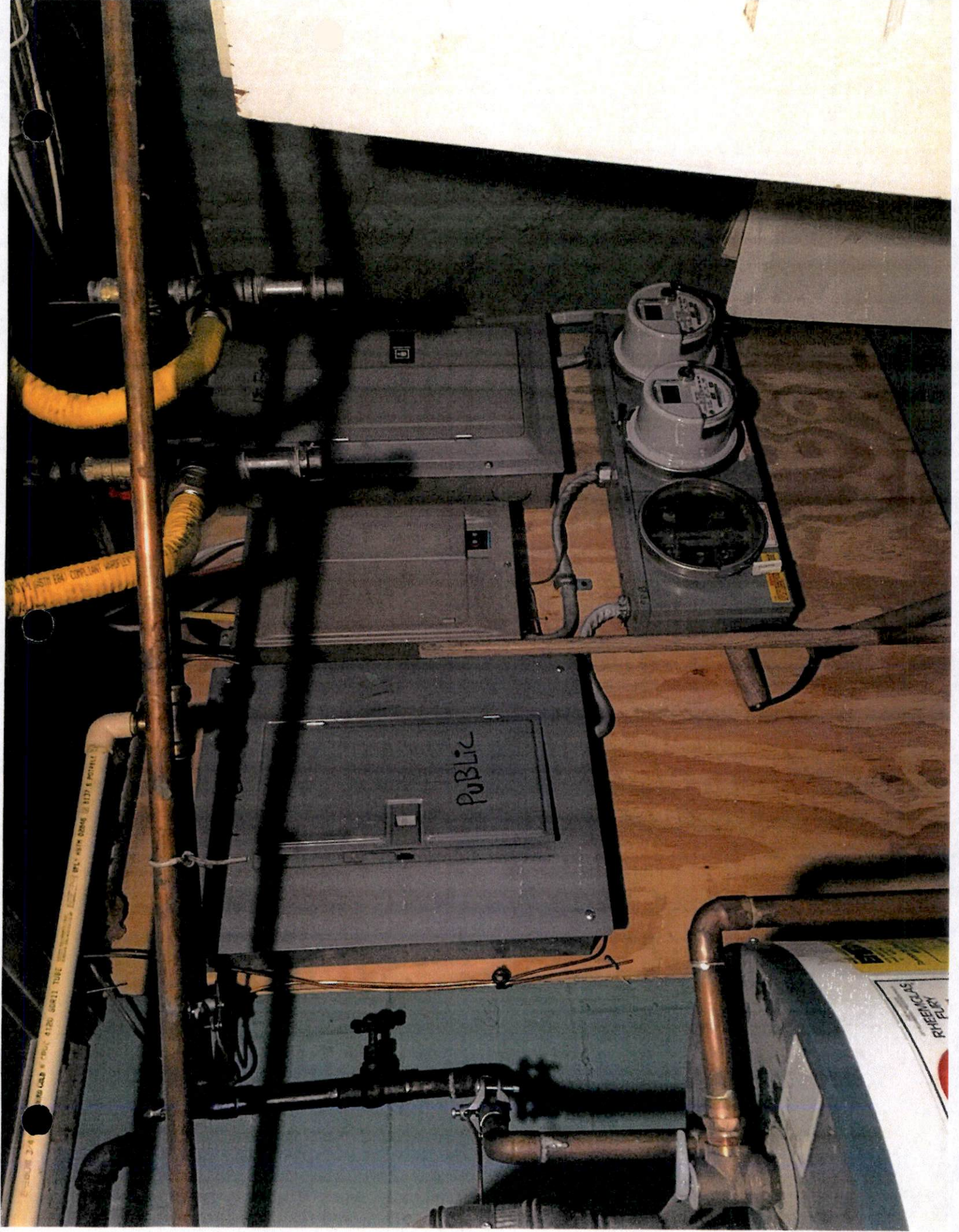


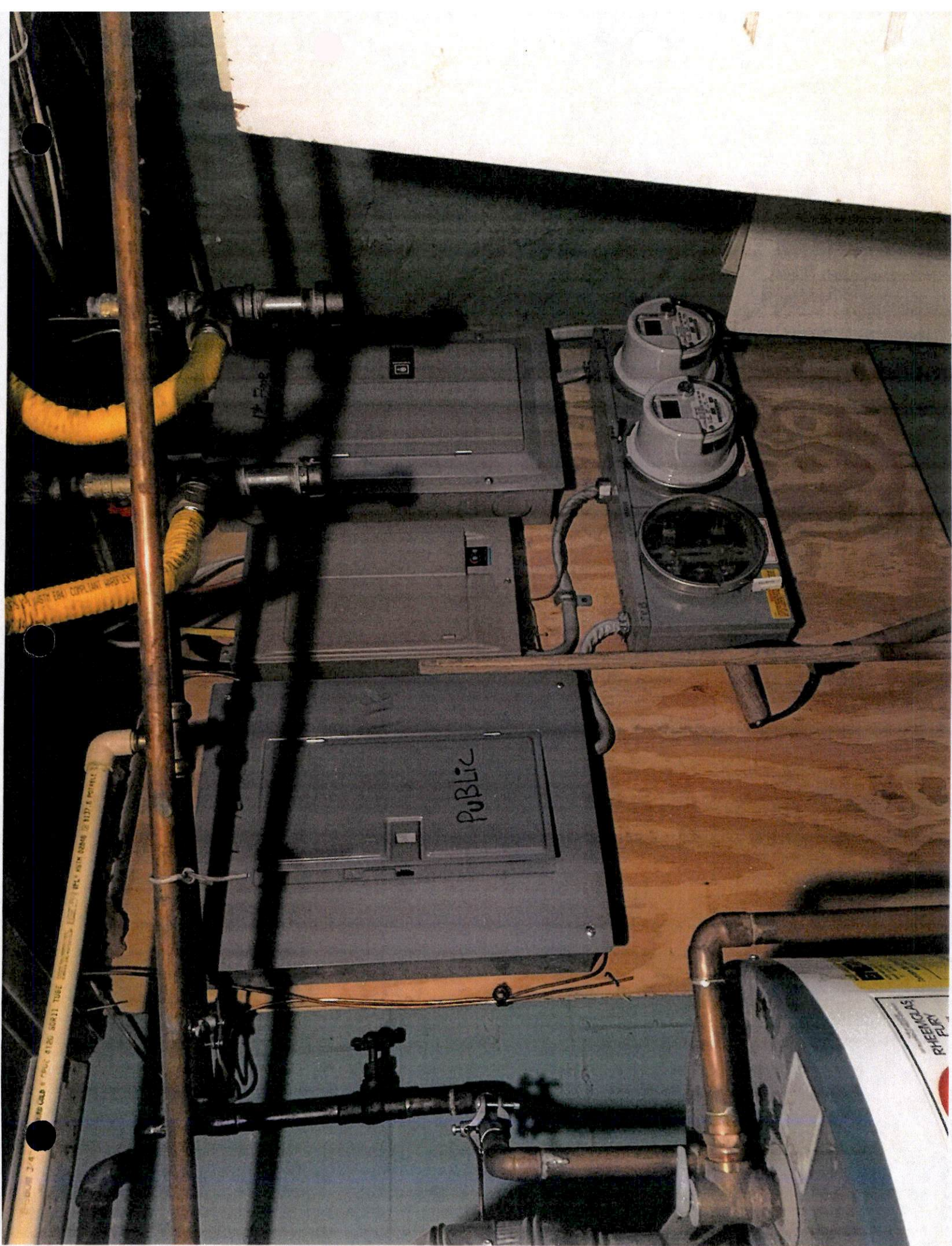




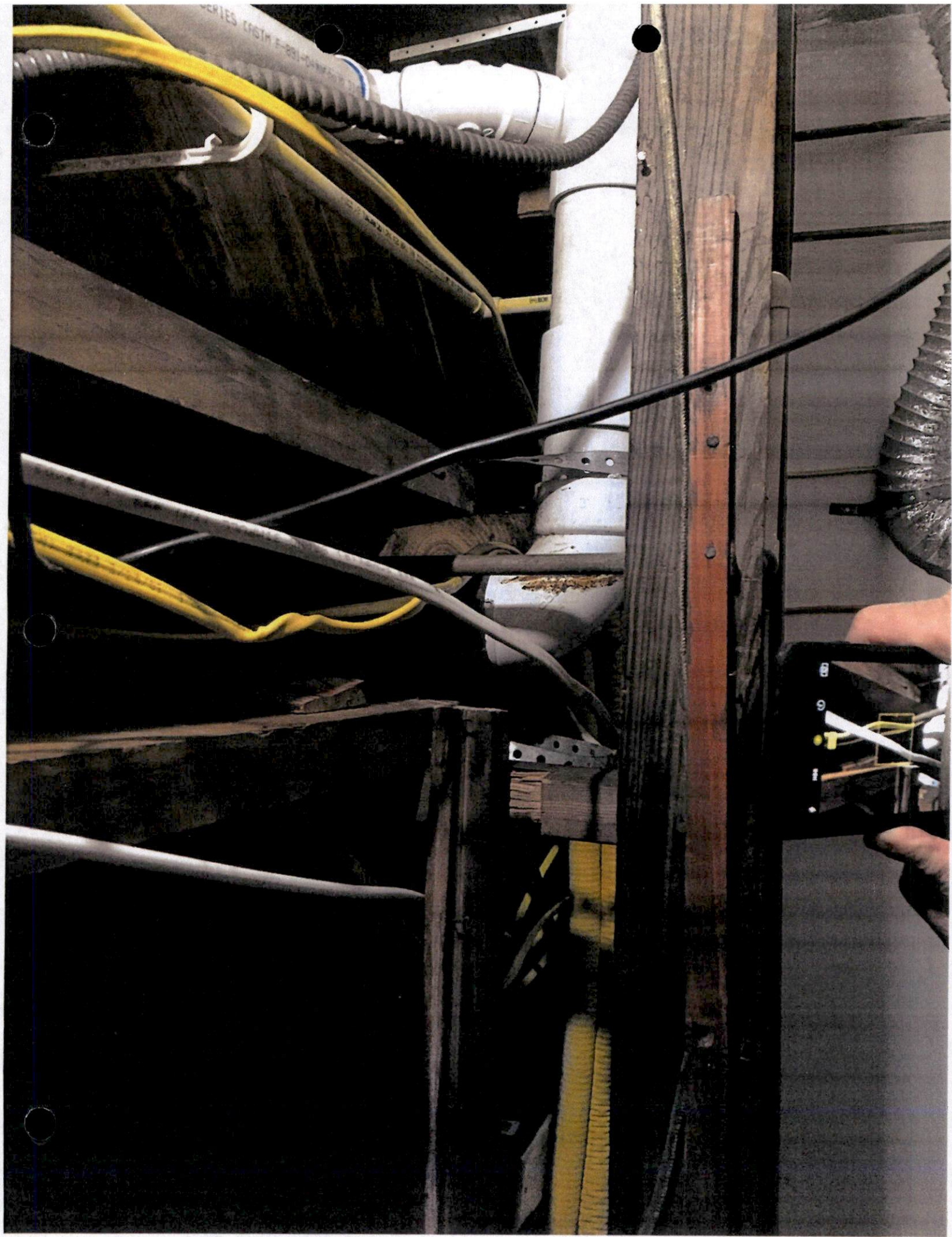














RENTAL HOUSING LICENSE

Baltimore County
Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room G-14
Towson, MD 21204

License No: RHR-2015-00259
Date Issued: 01/13/2015
Expiration: 12/30/2017

Property Owner Name and Address

DEVELOPMENT CONTRACTORS INC
905 GREDERICK RD
BALTIMORE, MD 21228

Agent Name and Address

CHARLES KARFONTA
118 SMITHWOOD AVE
BALTIMORE, MD 21228

Rental Property Address

6 A N BEAUMONT AVE, APT 1
CATONSVILLE, MD 21228

Number of Dwelling Units: 1

Property Account: 0101351140

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

Director, Permits, Approvals and Inspections

This license is purely governmental in nature, and may not be construed as providing any warranty or representation concerning the condition of the dwelling unit to the tenant or the public, or that the premise is in compliance with all applicable county, state and federal laws and regulations.



RENTAL HOUSING LICENSE

Baltimore County
Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room G-14
Towson, MD 21204

License No: RHR-2015-00261

Date Issued: 01/13/2015

Expiration: 12/30/2017

Property Owner Name and Address

DEVELOPMENT CONTRACTORS INC
905 GREDERICK RD
BALTIMORE, MD 21228

Agent Name and Address

CHARLES KARFONTA
118 SMITHWOOD AVE
BALTIMORE, MD 21228

Rental Property Address

6 A N BEAUMONT AVE, APT 2
CATONSVILLE, MD 21228

Number of Dwelling Units: 1

Property Account: 0101351140

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

Director, Permits, Approvals and Inspections

This license is purely governmental in nature, and may not be construed as providing any warranty or representation concerning the condition of the dwelling unit to the tenant or the public, or that the premise is in compliance with all applicable county, state and federal laws and regulations.

FOR OFFICE USE ONLY

LICENSE # _____

Expiration Date _____



RENTAL HOUSING LICENSE APPLICATION

Rental Housing License Payments, Room 151

Baltimore County, Maryland

Old Court House 400 Washington Avenue

Towson, Maryland 21204-4665

410-867-6060

THE FOLLOWING MUST BE RETURNED TOGETHER: A Completed application with all information printed, typed, checked, or circled as appropriate. Also, include applicable lead inspection certificate. Signatures must be original IN BLUE ink. Payment payable to "Baltimore County, Maryland" attached to payment coupon, completed rental license inspection sheet (completed by licensed home inspector) or "Registration Exemption Affidavit."

FEES: (Make checks payable to "Baltimore County, Maryland")

- Dwelling unit: Owner occupied and contains 1 or 2 tenants: Per Unit - \$ 40.00 ☐
- Dwelling unit: Owner occupied and contains 3 or more tenants: Per Unit - \$ 50.00 ☐
- Dwelling unit: Not owner occupied: Per unit/apartment - \$50.00 ☐
- Change in Application Information - No Fee ☐

TYPE OF APPLICATION: (Check all that apply)

____ New ☒ Renewal Change in: ____ Property Owner Information ____ Managing Operator, Resident Agent, or Trustee Information

Section 1: RENTAL PROPERTY / DWELLING UNIT INFORMATION

You may obtain information on your property account on the Internet at: www.dat.state.md.us and click on "Real Property Data Search", or on your tax documents.

RENTAL PROPERTY INFORMATION:

Rental Property Address 6A BEAUMONT AVE Zip Code 21228

Property Account / Parcel No. 010135140 Council District 1

Is this Section 8 Housing? ☒ No Yes (please submit proof). Is Section 8 (select all that apply): Baltimore County Federal State

DWELLING UNIT INFORMATION:

Type of Dwelling: Single Family Duplex ☒ Row Home/ Townhouse Other (be specific) _____

Year Built 1939 Number of levels 2 No. of Dwelling Units: 1 ☒ 2 3 4 5 6 Basement: Yes No

No. of Smoke Detectors 3 Type of Smoke Detector(s): Hard Wired & Battery Backed Inter-connected per regulation: ☒ Yes No

Carbon Monoxide Alarms installed per regulation: (Select One) Battery ☒ Plug-In

Heating System: Electric Gas ☒ Oil Propane Air Conditioning System: Window Unit(s) / Central Air

Sewage System: Public ☒ Private Water Source: Public ☒ Private Hot Water Heating System: Electric Gas ☒

Section 2: PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S INFORMATION:

Property Owner Name DEVELOPMENT CONSULTANTS INC/CHARLES KARTON Phone No. 410-745-5706

Cell Phone No. 410-977-4443 Fax No. _____ E-mail Address DCIKARTON@GCOMCAST.NET

Type of Property Owner: Association ☒ Corporation Guardian of Estate Individual / Sole Proprietor LLC Partnership Personal Representative of Estate Trust Other _____

Owner Address: 805 FREDERICK RD PEARL MZ Zip Code 21228

Mailing Address for Property Owner (if different): _____ Zip Code _____

Section 3: **MANAGING A****GT/RESIDENT AGENT/TRUSTEE INFORMATION (If applicable)**

Managing Agent/ Resident Agent/ Trustee Name: CHARLES KARFEN Phone No. 410-977-4447
Address: 111 WILMINGTON AVE Zip Code 21201
Mailing Address (if different): _____ Zip Code _____
Contact Telephone Numbers: Home: (410) 977-4447 Cell () _____
Work: (410) 788-5716 Email Address DKARFEN@BALTIMORECOUNTY.MD

Section 4: Lead Poisoning Prevention Checklist – (must be completed)

Maryland law requires that all owners of residential rental property comply with the State Lead Poisoning Prevention requirements.

Please Note:

- You MUST provide the following information before your property will be licensed to operate as a rental facility in Baltimore County.
- Further information regarding Lead Poisoning Prevention and compliance may be obtained through Maryland Department of the Environment (MDE) online at www.mde.state.md.us or by telephone at 1-800-633-6101 or 410-537-4199.

- Photo copies of Inspection Certificates must be mailed with application for those homes built before January 1, 1950.

1. Was this residential rental property built before January 1, 1950?

Yes ☒ No ☐ Provide Year Built _____

*If YES, you must answer the remaining questions. If NO, go directly to Section 5 below.

2. Is this property registered with MDE?

Yes ☒ No ☐

*If YES, enter MDE Tracking # 096024

*If NO, please contact (MDE) online at www.mde.state.md.us or by telephone at 1-800-633-6101 or 410-537-4199 for information on registration requirements. YOU MUST HAVE A VALID TRACKING NUMBER TO REGISTER UNDER THE BALTIMORECOUNTY RENTAL LICENSING LAW.

3. Is the property registration current?

Yes ☒ No ☐

*If NO, please contact (MDE) online at www.mde.state.md.us or by telephone at 1-800-633-6101 or 410-537-4199 for information on registration requirements.

4. What is your Lead Inspection Certificate # for current tenancy 058438, 058439

Section 5: Legal Agent

County Law requires all owners to assign a Legal Agent to receive legal service of process. Owners residing in Maryland may designate themselves. Owners who do not reside in Maryland MUST designate a Legal Agent who resides within the State of Maryland.

Please Note: - The Legal Agent cannot be your tenant (This can be a family member, licensed real estate professional, etc.)

- You must provide the Legal Agent's Maryland HOME address.

- The Legal Agent MUST sign below to accept responsibility as agent.

- ☐ Owner designates self as Legal Agent and resides in the STATE OF MARYLAND
(Home address already provided under Ownership information.)

- ☐ Owner designates the below named Maryland resident as Legal Agent.

Legal Agent's Name (Print or Type clearly) _____

Legal Agent's HOME Street Address _____

City _____ State _____ Zip Code _____

Email Address _____ Daytime Phone _____ Cell/Daytime Phone _____

I understand and accept responsibility as Legal Agent for service of legal process:

x Legal Agent's Signature _____

Date

Section 6: AGREEMENT / DISCLAIMER

I, HARLES KARPEN, solemnly affirm under the penalties of perjury, that the above
(Print Name of Property Owner)

information relating to the dwelling located at 6013 GERMANT AVE 21208, is true and correct to the
(Print Property/Dwelling Unit Address and Zip Code)

best of my knowledge, and that I will submit any change in the information relating to the Property Owner, Managing Operator, Resident Agent, or Trustee, and the property owner's Designated Agent (for receiving process, notices and any other papers from Baltimore County), not more than 30 days after the change is made, and that I will comply with the requirements set forth in any correction notice and/or final order issued under 3-6-203 to 3-6-207, Baltimore County Code, 2003 edition, as amended, within the required time period.

I also certify that there are 2 dwelling unit(s) on this property and that I agree to allow the code official to inspect these dwelling unit(s).
(Total number of units)

I further understand that any violation of Article 35, Title 6, Section 35-6-101 through 35-6-113, and/or regulations adopted in accordance with, Baltimore County Code, as amended, may result in the denial, suspension, revocation or non-renewal of the license and/or civil penalties of \$25.00 per day for each day a violation occurs and \$200.00 per day for each day a correction notice is not complied with; and that the remedies available under this article are cumulative and not exclusive, and that there will be a \$1,000.00 fine for not complying with the Rental Registration Law.

Signature of the Property Owner: [Signature]

Date 12.30.14

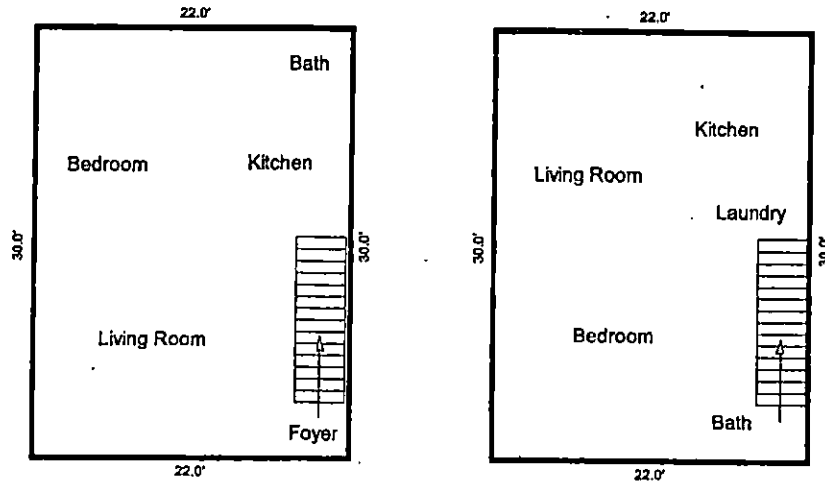
OWNER, DID YOU REMEMBER TO:

- ☐ Sign the application? ☐ Designate a Legal Agent in Maryland? ☐ Complete Lead Poisoning Prevention Checklist?
☐ Enclose Photocopy of Lead Inspection Certificate? ☐ Enclose Carbon Monoxide Affidavit? ☐ Enclose License Fee made payable to Baltimore County, MD? ☐ Enclose "registration exemption affidavit" if applicable.

The Rental Housing License is purely governmental in nature, and may not be construed as providing any warranty or representation concerning the condition of the dwelling unit to the tenant or the public, or that the premise is in compliance with all applicable county, state and federal laws and regulations. (Property owner must comply with all Baltimore County Building, Fire and Zoning regulations).

Building Sketch (Page - 1)

Borrower/Client	Chuck Karfonta			
Property Address	6 A Beaumont Ave.			
City	Catonsville	County	Baltimore	State MD
Lender	Priority Financial Services			Zip Code 21228



Sketch by Acad IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	660.00	660.00
GLA2	Second Floor	660.00	660.00
TOTAL LIVABLE (rounded)			1320

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
22.0	x 30.0	660.00
Second Floor		
22.0	x 30.0	660.00
2 Calculations Total (rounded)		1320



BALTIMORE COUNTY RENTAL LICENSE INSPECTION SHEET

Requirements: Time and date stamped photos of front and back facades of home, including yards taken by Licensed Home Inspector must be attached to this inspection sheet. One "rental license inspection sheet" must be returned for each unit in a dwelling.

- Rental Address: 6A Benmont Ave Zip Code: 21228 Unit # A 1st Floor
- Person requesting inspection:
 Name: CHARLES KOFFER Development Contractors Inc. Email: _____
 Address: 11501 MITCHELL AVE 4TH FLR Zip Code: 21228 Phone: 410-788-5721
 Check one: ☐ Owner ☐ Manager ☐ Resident Agent ☐ Other: _____
- Inspector Information:
 Name: CHRIS BARAKOWSKI Email: inspections@macarres.com
 Address: 800 Knights Ct, Salisbury, MD 21804 Phone: 410-286-2472
 Company Name: MA CARRES State License #: 30061
- Type of Home: ☐ Single Family Detached ☐ Rowhome/Townhome ☒ Duplex ☐ Multi-Unit ☐ Condo
- Checklist (Items A-G must be marked "yes" and item H must be marked "no" before submitting form to County):

Item	Inspector Notes
A) Hardwired & battery backed interconnected smoke detectors present and operational. Wireless remote interconnection is acceptable as long as the smoke detectors are hardwired and approved by a recognized testing lab such as UL and be listed and approved for sale, installation and use in Maryland by the Office of the State Fire Marshal. Smoke detectors must be UL Approved Single Family Home - A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas. - If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, and must be interconnected to the smoke detectors outside of the sleeping areas. Homes with 2 or 3 Apartments A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas. - If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, but only has to be interconnected to the smoke detector on the first floor. Homes with 4-6 Apartments - A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas in each unit. - No smoke detector is required in the basement for homes with 4-6 apartments.	<i>No issues at this time</i> <i>Barakowski</i>
B) Electrical wires are not visible in living areas.	
C) There is hot and cold running water in kitchen and each bathroom with no leaks below sink area and all toilets flush.	
D) There are no sleeping areas in the basement or if there is a sleeping area in the basement, there is a secondary means of escape as follows: basement window with minimum 5.5 ft opening with sill height 44 inches or less from floor OR basement door with thumb turn dead bolt.	
E) The furnace is either operational or because of outside temperatures it is unable to be tested	
F) Railing is present for interior and exterior steps with more than 3 risers.	
G) Carbon Monoxide Detectors are located in the common area out side of sleeping areas and are operational.	
H) Are there any other readily observable problems that in the inspector's opinion represent an immediate threat to the health or safety of occupant? If "yes" please describe below:	

Disclaimer: The scope of the above inspection is limited to the items listed above and has been performed to the requirements set forth by the Baltimore County Office of Code Enforcement as required under the Baltimore County Rental Licensing program. The above inspection shall not be construed to be either a home inspection as defined under Maryland law or an inspection related to one or more of the Baltimore County life and safety codes. Under Maryland law, the person completing this report for the property owner may not repair or recommend any person to repair any of the items listed above.

Chris Barakowski 12/28/14
 Signature of Inspector/Date

[Signature] 12/29/14
 Signature of Owner or Agent/Date

Baltimore County Government, Bureau of Code Enforcement/Rental Division
 111 W. Chesapeake Avenue, Room G14, Towson, MD 21204
pdmenforce@baltimorecountymd.gov / 410-887-6060



BALTIMORE COUNTY RENTAL LICENSE INSPECTION SHEET

Requirements: Time and date stamped photos of front and back facades of home, including yards taken by Licensed Home Inspector must be attached to this inspection sheet. One "rental license inspection sheet" must be returned for each unit in a dwelling.

- Rental Address: 6A Beaumont Ave Zip Code: 21228 Unit # 2nd Flr
- Person requesting inspection:
 Name: CHARLES KANFANTA Email: _____
 Address: 118 CUMMINGS AVE 1ST FLR Zip Code: 21228 Phone: 410-788-5726
 Check one: ☒ Owner ☐ Manager ☐ Resident Agent ☐ Other: _____
- Inspector Information:
 Name: Chris Barukowski Email: inspections@macarres.com
 Address: 800 Knights Ct, Salisbury, MD 21804 Phone: 410-286-2472
 Company Name: MA CARRES State License #: 32081
- Type of Home: ☐ Single Family Detached ☐ Rowhome/Townhome ☒ Duplex ☐ Multi-Unit ☐ Condo
- Checklist (Items A-G must be marked "yes" and Item H must be marked "no" before submitting form to County):

Item	Inspector Notes
A) Hardwired & battery backed interconnected smoke detectors present and operational. Wireless remote interconnection is acceptable as long as the smoke detectors are hardwired and approved by a recognized testing lab such as UL and be listed and approved for sale, installation and use in Maryland by the Office of the State Fire Marshal. Smoke detectors must be UL Approved Single Family Home 1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas. 2. If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, and must be interconnected to the smoke detectors outside of the sleeping areas. Homes with 2 or 3 Apartments 1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas. 2. If the home has a basement, a hardwired smoke detector with a battery backup must also be located in the basement, but only has to be interconnected to the smoke detector on the first floor. Homes with 4-6 Apartments 1. A hardwired smoke detector with a battery backup must be located in the corridor or hallway outside of sleeping areas in each unit. 2. No smoke detector is required in the basement for homes with 4-6 apartments.	yes yes yes yes yes yes yes no
B) Electrical wires are not visible in living areas.	
C) There is hot and cold running water in kitchen and each bathroom with no leaks below sink area and all toilets flush.	
D) There are no sleeping areas in the basement or if there is a sleeping area in the basement, there is a secondary means of escape as follows: basement window with minimum 5.5 ft opening with sill height 44 inches or less from floor OR basement door with thumb turn dead bolt.	
E) The furnace is either operational or because of outside temperatures it is unable to be tested	
F) Railing is present for interior and exterior steps with more than 3 risers.	
G) Carbon Monoxide Detectors are located in the common area out side of sleeping areas and are operational.	
H) Are there any other readily observable problems that in the inspector's opinion represent an immediate threat to the health or safety of occupant? If "yes" please describe below:	
<i>No issues at this time</i> <i>of Brown</i>	

Disclaimer: The scope of the above inspection is limited to the items listed above and has been performed to the requirements set forth by the Baltimore County Office of Code Enforcement as required under the Baltimore County Rental Licensing program. The above inspection shall not be construed to be either a home inspection as defined under Maryland law or an inspection related to one or more of the Baltimore County life and safety codes. Under Maryland law, the person completing this report for the property owner may not repair or recommend any person to repair any of the items listed above.

Signature of Inspector/Date

Signature of Owner or Agent/Date

Baltimore County Government, Bureau of Code Enforcement/Rental Division
 111 W. Chesapeake Avenue, Room G14, Towson, MD 21204
pdmenforce@baltimorecountymd.gov / 410-887-6060

FOR OFFICE USE ONLY

LICENSE # _____

Expiration Date _____



RENTAL HOUSING LICENSE APPLICATION

Rental Housing License Payments, Room 151
Baltimore County, Maryland

Old Court House 400 Washington Avenue
Towson, Maryland 21204-4865
410-887-6080

THE FOLLOWING MUST BE RETURNED TOGETHER: A Completed application with all information printed, typed, checked, or circled as appropriate. Also, include applicable lead inspection certificate. Signatures must be original IN BLUE ink. Payment payable to "Baltimore County, Maryland" attached to payment coupon, completed rental license inspection sheet (completed by licensed home inspector) or "Registration Exemption Affidavit."

FEES: (Make checks payable to "Baltimore County, Maryland")

- Dwelling unit: Owner occupied and contains 1 or 2 tenants: Per Unit - \$ 40.00 ☐
- Dwelling unit: Owner occupied and contains 3 or more tenants: Per Unit - \$ 50.00 ☐
- Dwelling unit: Not owner occupied: Per unit/apartment - \$50.00 ☐
- Change in Application Information - No Fee ☐

TYPE OF APPLICATION: (Check all that apply)

____ New ☒ Renewal Change in: ____ Property Owner Information ____ Managing Operator, Resident Agent, or Trustee Information

Section 1: RENTAL PROPERTY / DWELLING UNIT INFORMATION

You may obtain information on your property account on the Internet at: www.dat.state.md.us and click on "Real Property Data Search", or on your tax documents.

RENTAL PROPERTY INFORMATION:

Rental Property Address 6A BEAUMONT AVE Zip Code 21228
Property Account / Parcel No. 0101351140 Council District 1

Is this Section 8 Housing? ☒ No Yes (please submit proof).

Is Section 8 (select all that apply): Baltimore County Federal State

DWELLING UNIT INFORMATION:

Type of Dwelling: Single Family ☒ Duplex ☐ Row Home/ Townhouse ☐ Other (be specific) _____
Year Built 1939 Number of levels 2 No. of Dwelling Units: 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ Basement: Yes No
No. of Smoke Detectors 3 Type of Smoke Detector(s): Hard Wired & Battery Backed Inter-connected per regulation: ☒ Yes No
Carbon Monoxide Alarms installed per regulation: (Select One) Battery ☒ Plug-In ☐
Heating System: Electric ☒ Gas ☐ Oil ☐ Propane ☐ Air Conditioning System: Window Units ☒ Central Air ☐
Sewage System: Public ☒ Private ☐ Water Source: Public ☒ Private ☐ Hot Water Heating System: Electric ☐ Gas ☒

Section 2: PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S INFORMATION:

Property Owner Name DEVELOPMENT CONSULTANTS INC/CHARLES KARF Phone No. 410-745-5706
Cell Phone No. 410-977-4443 Fax No. _____ E-mail Address DCIKARF@AOL.COM
Type of Property Owner: Association ☐ Corporation ☒ Guardian of Estate ☐ Individual / Sole Proprietor ☐ LLC ☐
Partnership ☐ Personal Representative of Estate ☐ Trust ☐ Other ☐
Owner Address: 805 FREDERICK RD REAR LVL Zip Code 21228
Mailing Address for Property Owner (if different): _____ Zip Code _____

Section 3: MANAGING A**NT/RESIDENT AGENT/TRUSTEE INFORMATION (If applicable)**

Managing Agent/ Resident Agent/ Trustee Name: CHARLES KARFENTH Phone No. 410-477-0443
Address: 111 WILMINGTON AVE Zip Code 21201
Mailing Address (if different): _____ Zip Code _____
Contact Telephone Numbers: Home: (410) 477-4443 Cell () _____
Work: (410) 733-5716 Email Address CKARFENTH@comcast.net

Section 4: Lead Poisoning Prevention Checklist – (must be completed)

Maryland law requires that all owners of residential rental property comply with the State Lead Poisoning Prevention requirements.

Please Note:

- You **MUST** provide the following information before your property will be licensed to operate as a rental facility in Baltimore County.
- Further information regarding Lead Poisoning Prevention and compliance may be obtained through Maryland Department of the Environment (MDE) online at www.mde.state.md.us or by telephone at 1-800-633-6101 or 410-537-4199.

- Photo copies of Inspection Certificates must be mailed with application for those homes built before January 1, 1950.

1. Was this residential rental property built before January 1, 1950?

Yes ☒ No ☐ Provide Year Built _____

*If YES, you must answer the remaining questions. If NO, go directly to Section 5 below.

2. Is this property registered with MDE?

Yes ☒ No ☐

*If YES, enter MDE Tracking # 096024

*If NO, please contact (MDE) online at www.mde.state.md.us or by telephone at 1-800-633-6101 or 410-537-4199 for information on registration requirements. YOU MUST HAVE A VALID TRACKING NUMBER TO REGISTER UNDER THE BALTIMORE COUNTY RENTAL LICENSING LAW.

3. Is the property registration current?

Yes ☒ No ☐

*If NO, please contact (MDE) online at www.mde.state.md.us or by telephone at 1-800-633-6101 or 410-537-4199 for information on registration requirements.

4. What is your Lead Inspection Certificate # for current tenancy 058438, 058439

Section 5: Legal Agent

County Law requires all owners to assign a Legal Agent to receive legal service of process. Owners residing in Maryland may designate themselves. Owners who do not reside in Maryland **MUST** designate a Legal Agent who resides within the State of Maryland.

Please Note: - The Legal Agent cannot be your tenant (This can be a family member, licensed real estate professional, etc.)

- You must provide the Legal Agent's Maryland HOME address.

- The Legal Agent **MUST** sign below to accept responsibility as agent.

- ☐ Owner designates self as Legal Agent and resides in the STATE OF MARYLAND
(Home address already provided under Ownership information.)

- ☐ Owner designates the below named Maryland resident as Legal Agent.

Legal Agent's Name (Print or Type clearly) _____

Legal Agent's HOME Street Address _____

City _____ State _____ Zip Code _____

Email Address _____ Daytime Phone _____ Cell/Daytime Phone _____

I understand and accept responsibility as Legal Agent for service of legal process:

x Legal Agent's Signature _____

Date

Section 6: AGREEMENT / DISCLAIMER

I, CHARLES KARPEN

(Print Name of Property Owner)

information relating to the dwelling located at 613 BERMENT AVE 21208, is true and correct to the

(Print Property/Dwelling Unit Address and Zip Code)

best of my knowledge, and that I will submit any change in the information relating to the Property Owner, Managing Operator, Resident Agent, or Trustee, and the property owner's Designated Agent (for receiving process, notices and any other papers from Baltimore County), not more than 30 days after the change is made, and that I will comply with the requirements set forth in any correction notice and/or final order issued under 3-6-203 to 3-6-207, Baltimore County Code, 2003 edition, as amended, within the required time period.

I also certify that there are 2 dwelling unit(s) on this property and that I agree to allow the code official to inspect these dwelling unit(s).
(Total number of units)

I further understand that any violation of Article 35, Title 6, Section 35-6-101 through 35-6-113, and/or regulations adopted in accordance with, Baltimore County Code, as amended, may result in the denial, suspension, revocation or non-renewal of the license and/or civil penalties of \$25.00 per day for each day a violation occurs and \$200.00 per day for each day a correction notice is not complied with; and that the remedies available under this article are cumulative and not exclusive, and that there will be a \$1,000.00 fine for not complying with the Rental Registration Law.

Signature of the Property Owner: [Signature]

Date 12.30.14

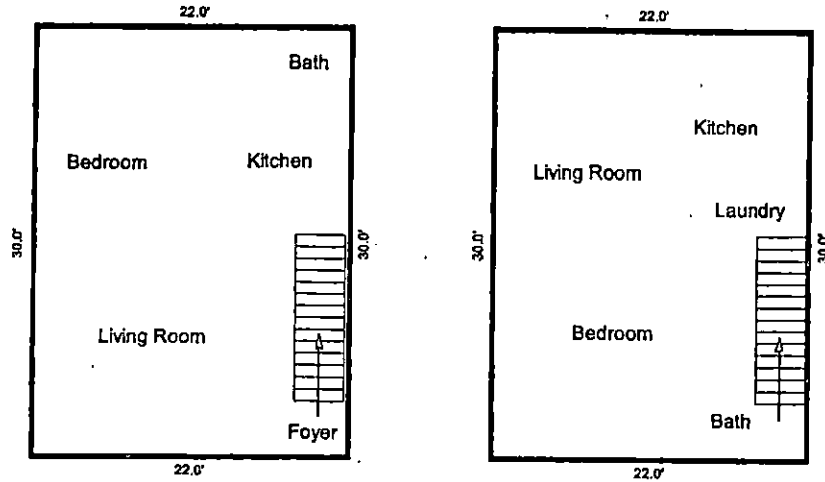
OWNER, DID YOU REMEMBER TO:

- ☐ Sign the application? ☐ Designate a Legal Agent in Maryland? ☐ Complete Lead Poisoning Prevention Checklist?
☐ Enclose Photocopy of Lead Inspection Certificate? ☐ Enclose Carbon Monoxide Affidavit? ☐ Enclose License Fee made payable to Baltimore County, MD? ☐ Enclose "Registration exemption affidavit" if applicable.

The Rental Housing License is purely governmental in nature, and may not be construed as providing any warranty or representation concerning the condition of the dwelling unit to the tenant or the public, or that the premise is in compliance with all applicable county, state and federal laws and regulations. (Property owner must comply with all Baltimore County Building, Fire and Zoning regulations).

Building Sketch (Page - 1)

Borrower/Client <u>Chuck Karfonta</u>			
Property Address <u>6 A Beaumont Ave.</u>			
City <u>Catonsville</u>	County <u>Baltimore</u>	State <u>MD</u>	Zip Code <u>21228</u>
Lender <u>Priority Financial Services</u>			



Sketch by Agent (Y)

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	660.00	660.00
GLA2	Second Floor	660.00	660.00
TOTAL LIVABLE (rounded)			1320

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	22.0 x 30.0	660.00
Second Floor	22.0 x 30.0	660.00
2 Calculations Total (rounded)		1320

ZONING REGULATIONS AND RESTRICTIONS FOR BALTIMORE COUNTY

SECTION 1—DEFINITIONS

Words used in the present tense includes the future; words in the singular number include the plural number; the word "shall" is mandatory and not directory.

For the purpose of this Resolution certain terms and words are defined as follows:

1. **Accessory Building:** A subordinate building, except structures used exclusively for farm operation, located entirely in and not occupying more than 35 per cent of a rear yard and whose use is wholly incidental to that of the main building on the same lot and which does not exceed 15 feet in height above the ground level. On any lot upon which is located a dwelling any building which is incidental to the conducting of any agricultural use on the same lot shall be deemed to be an accessory building. A trailer shall not be considered an accessory building.

2. **Advertising structures:** Any sign, billboard, surface, object or structure used for advertising purposes.

3. **Airport:** Any area of land or water designed and set aside for landing or taking-off of aircraft and utilized or to be utilized for such purposes.

4. **Alley:** A public way less than 30 feet in width and designated as an alley on either an unrecorded or recorded plat or dedicated as such by deed.

5. **Apartment House:** A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unity in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities.

6. **Basement or Cellar:** That portion of a building below the first floor joists the floor of which is more than one-half the clear ceiling height below the adjacent ground.

7. **Building:** A structure having a roof supported by columns or walls for the shelter, support, or inclosure of persons, animals, or chattels. When any portion thereof is completely separated from all other portions by a division wall from the ground up to the roof and without any door or other openings, such portion shall be deemed a separate building.

8. **Building Line:** A line beyond which the foundation wall of a building shall not project.

9. **Courts:** An open, unoccupied space, other than a yard, on the same lot with a building, opening upon a street, alley, yard, lot line or setback, and which is bounded on two or more sides by such building.

10. **Depth of Lot:** The mean horizontal distance between the front line and the rear lot line.

11. **Dwelling, Single Family:** A detached dwelling arranged or used for occupancy by one family.

12. **Dwelling, Two-Family:** A detached dwelling arranged or used for occupancy by not more than two families as separate housekeeping units, and with not more than one entrance on any side. Such a dwelling shall have one housekeeping unit over the other.

13. **Dwelling, Semi-detached:** Two (single or two family) dwelling designed and erected, side by side, as a single detached building and with not more than two entrances on any one side, such (single or two-family) dwellings shall be separated by a solid fire-proof partition wall from foundation to roof.

14. **Dwelling, Group House:** Not less than three or more than seven (single or two-family) dwellings designed and erected as a single detached building and with not more than one entrance for each (single or two family) dwelling on any one side, such (single or two family) dwellings shall be separated by a solid fireproof partition wall from foundation to roof.

15. **Garage, Private:** An accessory building used only for storage of not more than three motor driven vehicles, only one of which may be a commercial vehicle.

16. **Garage, Public-Storage:** Garage other than a private garage in which the repair facilities are incidental to its primary use for storage.

17. **Garage, Public Service:** A garage other than a private or public storage garage where motor driven vehicles are stored, equipped for operation, repaired, or kept for remuneration, hire or sale.

18. **Height of Building:** The vertical distance measured from the average ground level at the front of the building to the highest point of the building.

19. **Home Occupation:** An occupation in connection with which there is used no display, (other than signs otherwise herein permitted), that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that of a dwelling; in connection with which there is kept no stock in trade or commodity sold upon the premises, no person employed other than servants or a member of the immediate family residing on the premises, and no mechanical equipment except such as is used for purely domestic or household purposes.

20. **Junk Yard:** Any land or area used, in whole or in part, for storage of paper, rags, scrap metal or other junk or for the storage of automobiles not in running condition or for the dismantling of automobiles or other vehicles or machinery.

21. **Lot:** Land occupied, or to be occupied, by a building and its accessory buildings, together with such open spaces as may be required under these regulations, having its frontage upon a public street.

22. **Lot, Corner:** A lot fronting on and at the intersection of two or more streets intersecting at an angle or not more than one hundred thirty-five (135) degrees.

23. **Lot Lines:** Lines bounding a lot. Provided, however, that the lot lines shall conclusively be presumed to be the lines separating the lot from streets and highways.

24. **Non-conforming Use:** A building or land occupied by a use that does not conform to the provisions of the regulations for the zone in which it is located.

25. **Setback:** The shortest distance between the building line and the street line or lot line.

26. **Story:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between such floor and the ceiling above it, provided that a cellar shall not be considered a story.

27. **Structural Alterations:** Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

28. **Stable, Private:** An accessory building used only for the stabling or keeping of horses, and/or other animals, (not more than three in number) for private use only and not for livery or hire.

29. **Stable, Public:** An accessory building and/or other building, other than a private stable where horses and/or other animals are kept for livery or hire.

30. **Tourist Cabin Camp:** Any land on which there is located or erected one or more cabins, structures, tents or out-buildings, other than trailer or house car or combined trailer and house car, and other than a dwelling on the same premises, which are used or occupied, whether habitually or infrequently, as a dwelling, lodging or sleeping place by one or more persons, and shall include any structure or building used as a service building for such camp or intended for use as part of the equipment of such camp.

31. **Tourist Home:** A dwelling used exclusively (other than residence of the family) to provide not more than five rooms for rent to transients.

32. Trailer: A vehicle used, or intended for use as a conveyance upon the public street or highways, so designed, constructed, reconstructed, or added to by means of portable accessories in such manner as will permit the occupancy thereof as a movable dwelling or sleeping place.

33. Trailer Camp: Any land upon which, habitually or infrequently, one or more trailer or house cars, when detached from its automobile, or means of locomotion, or a combined car and house trailer, are placed or located, and whether or not used for occupancy as dwelling or otherwise, and shall include any structure or building used as a service building for such camp or intended for use as a part of the equipment of such camp.

34. Wayside Stand: A temporary structure including tables, or other method for display and sale of farm products or commodities.

35. Yard: An open space on the same lot as the building and unoccupied and unobstructed from the ground up (except such accessory buildings, or projections as are expressly permitted in these regulations) and not including a court.

36. Yard, Front: A yard extending across the full width of the lot and measured between the front lot line and the foundation wall of the building.

37. Yard, Rear: A yard extending across the full width of the lot measured between the rear lot line and the main building.

38. Yard, Side: A yard extending from the front yard to the rear yard and measured from the side lot line to the building.

39. Zone: An area for which the regulations governing the use of buildings and land are identical.

SECTION II—ZONES

For the purposes of these regulations, the County is hereby divided into Seven (7) Zones as follows:

- "A" Residence Zone - - - (Cottage)
- "B" Residence Zone - (Semi-detached)
- "C" Residence Zone - - (Apartment)
- "D" Residence Zone - - - (Group)
- "E" Commercial Zone.
- "F" Light Industrial Zone.
- "G" Heavy Industrial Zone.

SECTION III—"A" RESIDENCE ZONE

A. Use Regulations: In any "A" Residence Zone, except as hereinafter expressly provided, no building or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:

1. Church, parochial school, convent or monastery.
2. Dwelling, single family.
3. Dwelling, two-family.
4. Farming and buildings incidental thereto.
5. Home Occupations, provided that no sign or signs shall be displayed on the lot so used exceeding a total of two square feet in area, not projecting more than one foot beyond the building, and not illuminated.

6. Professional office when situated in the building used by practitioner as his or her private dwelling, provided that no name plate shall be displayed exceeding two square feet in area.
7. Public park or playground.
8. Public building.
9. Public water works or reservoir.
10. Trailer, one unoccupied, for storage only.
11. Tourist home.
12. Truck garden.
13. Accessory building and uses incident to any of the above uses when located on the same lot and in the rear yard and not involving the conduct of a retail business, and which may include:
 - (a) Any accessory building when located not less than 60 feet from front lot line and in case of a corner lot where rear lot line abuts on side line of lot adjoining on rear, no accessory building shall be less than 25 feet from the side street line except when built as a part of the main building, provided, however, that any accessory building which is erected within 60 feet of any side street line shall not be less than 10 feet from the rear lot line. In case of a corner lot where rear line of lot abuts on rear line of lot adjoining on rear, no accessory building shall be less than 15 feet from the side street line, and in no case shall an accessory building be located within two feet of any lot line.
 - (b) Poultry house, provided use is of a private nature only and no poultry or eggs are sold, provided, however, that any poultry yard, run or enclosure, shall be, in its entirety, within the rear yard of such lot.
14. Telephone and telegraph lines, electric light and power lines on public highways or carrying less than 5,000 volts on poles, underground conduits, cables and gas, sewer and water mains and pipes, provided that no building or structure except such poles shall be erected, altered, repaired or used in connection therewith without the issuance of a special permit as provided in Section XIII—Sub-section I.
- B. Height Regulations: No building shall exceed a height of forty feet or three stories.
- C. Area Regulations: The minimum dimensions of yards, and the minimum lot area, except as provided in Section IX, shall be as follows:
 1. Lot Area: Each dwelling hereafter erected shall be located on a lot having an area of not less than five thousand square feet and a width of not less than fifty feet at the front building line. No yard space or minimum area required for a building or use by these regulations shall be considered as any part of the yard space or minimum area for another building or use.
 2. Front Yard: The building line shall set back from the front lot line to provide for a front yard not less than twenty-five feet in depth, provided that when the majority of residential buildings on one side of a street between two intersecting streets, have been lawfully built with different front yard depths than the aforesaid twenty-five feet, then no building hereafter erected or altered shall have a less front yard than the average depth of said actual front yards of buildings immediately to either side of said building; and, provided, further that no building shall be required by the regulations to set back more than fifty feet in any case, and provided further that these regulations shall not be construed as to reduce to less than 22 feet the buildable width of a corner lot.
 3. Side Yard: There shall be a side yard not less than seven feet in width along each side lot line, except in case of a corner lot the side yard along the side street shall not be less than fifteen feet.
 4. Rear Yard: There shall be a rear yard, having a minimum average depth of twenty feet but in no case less than fifteen feet in depth at any one point.

DEFINITIONS

Convalescent Home: This term includes rest homes, nursing homes, convalescent homes for children, and homes providing chronic and convalescent care. It does not include a "care home" as defined by the Maryland State Health Department, which merely provides board, shelter, and personal services in a protective environment for persons not gainfully employed.

Density, Gross: The acres within each separate zone in a project divided into the dwelling units in each such zone, including not more than half the width of bordering streets and alleys.

Density, Net: Net Density is based on the area of the lot or lots involved. Offstreet parking space shall be considered part thereof only if contained therein.

Dwelling: A building or portion thereof which provides living facilities for one or more families.

Dwelling, One-Family: A detached building arranged or used for occupancy by one family.

Dwelling, Two-Family: A building arranged or used for occupancy by two families as separate housekeeping units. It may be either a duplex or a semi-detached dwelling.

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

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

Dwelling, Group House: A building that has not less than three nor more than six one-family housekeeping units erected in a row as a single building, on adjoining lots, each being separated from the adjoining unit or units by an approved masonry party wall or walls extending from the basement or cellar floor to the roof along the dividing lot line, and each such building being separated from any other building by space on all sides.

R. 10 ZONE

per cent of the lots may have an area less than 10,000 square feet (see Section 304).

208.2—Front Yard—For dwellings, the front building line shall be not less than 30 feet from the front lot line and not less than 55 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—50 feet from the front lot line and not less than 75 feet from the center line of the street, except as specified in Section 303.1.

208.3—Side Yards—For dwellings, 10 feet wide for one side yard and not less than 25 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 30 feet from the side lot line and not less than 55 feet from the center line of the street; for other principal buildings—20 feet wide, except that for a corner lot the building line along the side street shall be not less than 35 feet from the side lot line and not less than 60 feet from the center line of the street.

208.4—Rear Yard—30 feet deep.

R. 6 Zone—Residence, One and Two-Family

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R. 40 Zone;

209.2—Two family dwellings, as defined in Section 10T;

209.3—Special Exceptions—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

Section 210—HEIGHT REGULATIONS:

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width — Each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than

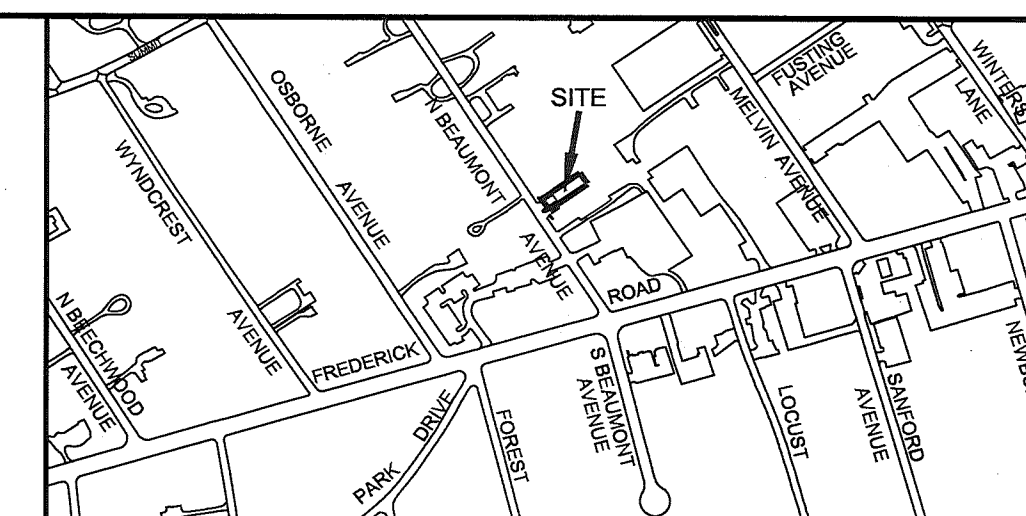
R. 6 ZONE

10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304).

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—40 feet from the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1.

211.3 — Side Yards — For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line of the side street; for two-family dwellings, side yards shall be as provided in Sections 214.1 and 214.3; for other principal buildings, same as in Section 208.3.

211.4—Rear Yard—30 feet deep.



VICINITY MAP
SCALE: 1" = 500'

Site Data

TAX MAP 101 PARCEL 221
EXISTING ZONING = DR-2 (DENSITY RESIDENTIAL - 2 DWELLING UNITS PER ACRE)
EXISTING IMPROVEMENTS - 2 STORY MASONRY SEMI-DETACHED STRUCTURE - 1,320 SF TOTAL FLOOR AREA (FROM ASSESSMENT RECORDS)
EXISTING USE - TWO FAMILY RESIDENTIAL DWELLING (ONE LIVING UNIT EACH FLOOR) - APPROXIMATELY 1320 SQUARE FEET
PROPOSED USE - TWO FAMILY RESIDENTIAL DWELLING (ONE LIVING UNIT ON EACH FLOOR)
GROSS AREA OF PROPERTY (INCLUDES UP TO 1/2 OF ADJOINING BEAUMONT AVENUE RW) = 0.1326 ACRES OR 5,575 SF
NET AREA OF PROPERTY = 0.1125 +/- ACRES OR 4,900 SF
DEVELOPMENT HISTORY - NONE
ZONING VIOLATIONS - NO KNOWN ZONING VIOLATIONS
PREVIOUS PERMITS - UNKNOWN-DWELLING CONSTRUCTED IN 1939
TAX ACCOUNT NUMBER - 0101351140
DEED REFERENCE- 22371-379
PLAT REFERENCE- 12-109
EXISTING BUILDING HEIGHT- 30' +/-
FLOOD PLAIN - THE PROPERTY LIES WITHIN ZONE X (OTHER AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP COMMUNITY PANEL NO. 2400100388 F DATED 9-26-08
CRITICAL AREA - THIS PROPERTY IS NOT LOCATED IN THE CRITICAL AREA
PUBLIC UTILITIES - THE PROPERTY IS SERVED WITH PUBLIC WATER AND SEWER
BASIC SERVICES WATER AND SEWER- THE SITE IS NOT LOCATED IN ANY DEFICIENT OR FAILING WATER AND SEWER AREA
BASIC SERVICES TRANSPORTATION- THE SITE LIES IN THE TRAFFIC SHED OF THE INTERSECTION OF FREDERICK ROAD AND SOUTH ROLLING ROAD CURRENTLY DESIGNATED AS A "D" LEVEL PER THE 2015 BASIC SERVICES MAPS

Zoning / Development History

- 6A BEAUMONT AVENUE WAS CONSTRUCTED AS A DETACHED STRUCTURE TOGETHER WITH 6B BEAUMONT AVENUE IN 1939 AS PER THE MARYLAND STATE TAX RECORDS.
- THE LOT COMPRISING NO. 6A BEAUMONT AVENUE WAS CREATED AND CONVEYED BY DEED 1153-200 IN MARCH 1941
- THE LOT COMPRISING NO. 6A BEAUMONT AVENUE WAS RECORDED IN PLAT BOOK 12 FOLIO 109 ON JULY 30, 1941
- THE PROPERTY WAS ZONED "RESIDENCE ZONE A" IN 1945. TWO-FAMILY DWELLINGS WERE PERMITTED IN "RESIDENCE ZONE A" UNDER THE 1945 BALTIMORE COUNTY ZONING REGULATIONS
- THE PROPERTY WAS ZONED "R6" IN 1955. TWO-FAMILY DWELLINGS WERE PERMITTED IN "R6" UNDER THE 1955 BALTIMORE COUNTY ZONING REGULATIONS
- THE PROPERTY IS PRESENTLY ZONED DR 2

Parking Tabulation

PARKING REQUIRED (CURRENT BCZR)	
TWO FAMILY DWELLING @ 2 PARKING SPACES PER UNIT	= 4 SPACES
VISITOR PARKING AT 15% OF REQUIREMENT	= 1 SPACE
TOTAL PARKING REQUIRED	= 5 SPACES
PARKING EXISTING	= 4 SPACES**

** PARKING PROVIDED IS LEGALLY NON-CONFORMING AS THERE WAS NO PARKING REQUIREMENT IN THE 1945 BCZR FOR A TWO FAMILY DWELLING.
STANDARD PARKING SPACES AT 8.5 FEET X 18 FEET
PARKING SHOWN IS ON DURABLE AND DUST FREE SURFACE

Special Hearing is requested pursuant to Section 500.7 BCZR to confirm that the existing Two-Family Dwelling constitutes a lawful non-conforming use of the property.



MATISWARFIELD
Consulting Engineers

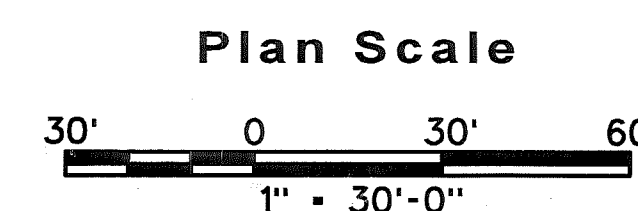
10540 York Road Suite M Hunt Valley, Maryland 21030
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. PE 18848
Expiration Date: 09-19-16.

Legal Owner
DEVELOPMENT CONTRACTORS INC
6-A BEAUMONT AVE
BALTIMORE MD 21228-4401
C / O
CHARLES KARFONTA
805 FREDERICK ROAD - REAR LEVEL
BALTIMORE MD 21228
410-977-4443

Petitioner
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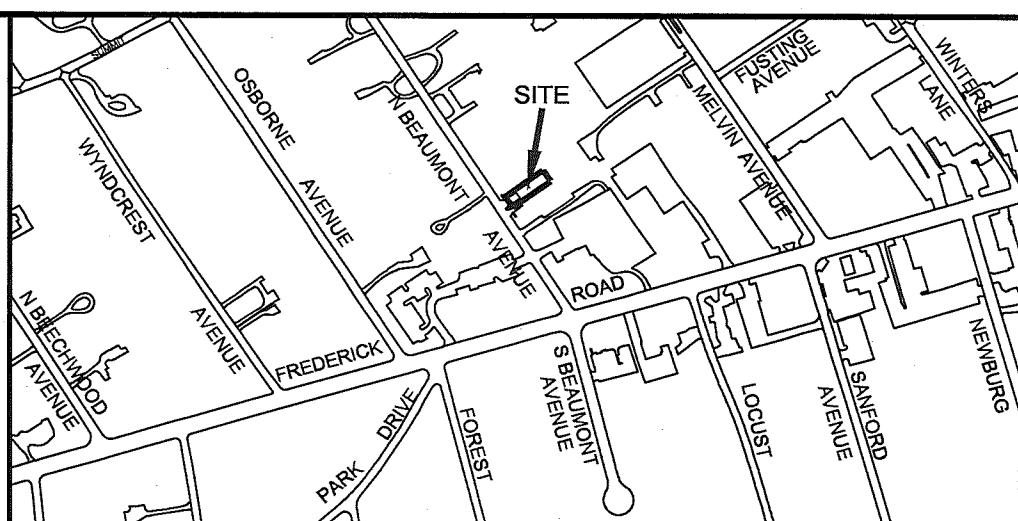
DATE	ISSUE
2-5-15	FOR PLUM

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL HEARING REQUEST
6A N. BEAUMONT AVENUE

BALTIMORE COUNTY, MARYLAND
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
ZONING MAP NO. 101A2
PLAN SCALE 1" = 30'

PETITIONER'S

EXHIBIT NO. 1



VICINITY MAP
SCALE: 1" = 500'

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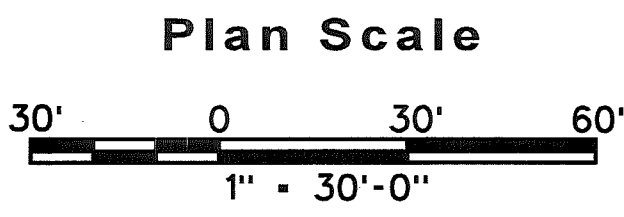
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*Professional Certification:
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Petitioner
 CHARLES KARFONTA
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 BALTIMORE MD 21228
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DATE	ISSUE
2-5-16	FOR FILING

PLAT TO ACCOMPANY ZONING PETITION
 FOR SPECIAL HEARING REQUEST
 6A N. BEAUMONT AVENUE

BALTIMORE COUNTY, MARYLAND
 1ST ELECTION DISTRICT
 1ST COUNCILMANIC DISTRICT
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2016-0182-SPH