

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(101 N. Symington Avenue)		
1 st Election District	*	OFFICE OF
1 st Council District		
	*	ADMINISTRATIVE HEARINGS
Joshua Willet		
Legal Owner	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No. 2017-0164-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 Joshua Willet, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing nonconforming two family apartment.

Joshua Willet and professional engineer Rick Richardson appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP).

The subject property is 0.10 acres in size and zoned DR 5.5. The property is improved with an end-of-group row home constructed in 1938. The home has two individual living units (one on top of another), which Mr. Richardson noted have existed since the home was constructed. Apparently other homes on this street also have 2 living units.

In support of that contention Petitioner submitted photographs of the property showing matching and original construction materials used in both units. Ex. 2. There are also separate gas and electric utility meters for each of the apartments. Finally, Petitioner provided an affidavit from the prior owner stating the home has been used as a two apartment unit since 1969. Ex. 4. In these

ORDER RECEIVED FOR FILING

Date 2/13/17
By sen

circumstances, I believe Petitioner has established a lawful nonconforming use for the two apartment dwelling. The relevant date in determining the existence of a nonconforming use in this case is 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.

THEREFORE, IT IS ORDERED this 13th day of **February, 2017** by this Administrative Law Judge, that the Petition for Special Hearing to permit an existing nonconforming two-family apartment, be and is hereby GRANTED.

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

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment of the DOP which is attached hereto.

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 2/13/17

By slh

JIS 2-9-17
1:30 PM

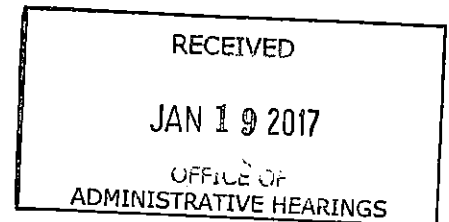
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/18/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-164



INFORMATION:

Property Address: 101 N Symington Avenue
Petitioner: Joshua Willet
Zoning: DR 5.5
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 an existing two-family apartment.

A site visit was conducted on December 23, 2016.

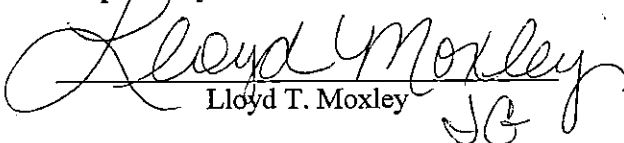
The Department does not oppose granting the petitioned zoning relief.

In its site visit, the Department observed several conditions on the property that are potentially counter to the Maintenance of Investment Property requirements found in BCC §35-2-403 & 404. Prior to the issuance of the Administrative Law Judge's order, the Department recommends the petitioner should:

- Repair or replace the front concrete steps. These steps are in very poor condition and they are a safety hazard.
- The concrete walkway located in the front yard and the concrete parking pad located in the rear yard are in poor condition and should be repaired or replaced.
- Replace the rotted wood siding around the large window located on the side of the dwelling.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz

Patrick Richardson, Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 2/13/17
By sen



KEVIN KAMENETZ
County Executive

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

February 13, 2017

Joshua Willet
3595 Church Road
Ellicott City, Maryland 21043

RE: Petition for Special Hearing
Case No. 2017-0164-SPH
Property: 101 N. Symington Avenue

Dear Mr. Willet:

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

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093



PETITION FOR ZONING HEARING(S)

Flood

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 101 N. Symington *AVE* which is presently zoned DR-5.5
Deed References: 37785/476 10 Digit Tax Account # 0121840030
Property Owner(s) Printed Name(s) Atlantic Pacific Rentals, LLC

(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

SEE Attached

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)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners:

Joshua Willet /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3595 Church Road Ellicott City MD

Mailing Address City State

21043 / 717-4657101 / josh@atlanticpacificmarketing.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium, MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

CASE NUMBER 2017-0164-SH Filing Date 12/16/16

Do Not Schedule Dates: Reviewer *gh*

2017-0164-A

Special Hearing: To permit an existing nonconforming Two Family apartment.

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION FOR
101 N. SYMINGTON AVE.
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at the intersection of the northeast side of Symington Road and the northwest side of a 20 road said point of beginning being distant 533 feet more or less northwesterly measured along said northeast side of Symington Road from the intersection of said northeast side of Symington Road and the northwest side of Frederick Road and running thence northwesterly being on said northeast side of Symington Road; by a (1) line curving right with a 741.5 foot radius of 25.53 feet, thence (2) North 55 degrees 54 minutes 00 seconds East 91.94 feet, thence (3) South 27 degrees 45 minutes 00 seconds east 27.00 feet, thence (4) South 56 degrees 49 minutes 09 seconds West 86.85 feet to the point of beginning;

Containing a net area of 2,288 square feet, or 0.05 acres of land, more or less.

2017-0164-SPA

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

No. **142831**

Date: **12/16/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DMM
12/16/2016 12/16/2016 09:28:15 I

US01 WALKIN LJR
RECEIPT # 697572 12/16/2016 OFLH

De 5 528 ZONING VERIFICATION
NO. 142831

Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				75.00

Total: **75.00**

Rec From: **Richardson Engineering, LLC**

For: **CASE # 2017-0104-SFH**
101 N SUMMITTOWN AVE

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2017-0164-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Joshua Willet

February 9, 2017

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: _____

101 N. Symington Avenue

January 20, 2017

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



Sincerely,

 January 20, 2017

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/19/2017

Order #: 11253270
Case #: 2017-0164-SPH
Description:

CASE NUMBER: 2017-0164-SPH- NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0164-SPH

101 N. Symington Avenue

NE/s of North Symington Avenue, 533 ft. NW to the centerline of Symington Avenue

1st Election District - 1st Councilmanic District

Legal Owners: Joshua Willet

Special Hearing to permit an existing non-conforming two family apartment.

Hearing: Friday, February 9, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

ARNOLD JABLON,
Director of Permits,

Approvals and Inspections for Baltimore County.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3301.

ja19

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 19, 2017 Issue - Jeffersonian

Please forward billing to:
Joshua Willet
3595 Church Road
Ellicott City, MD 21043

717-465-7101

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0164-SPH

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

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

January 17, 2017

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0164-SPH

101 N. Symington Avenue

NE/s of North Symington Avenue, 533 ft. NW to the centerline of Symington Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Joshua Willet

Special Hearing to permit an existing non-conforming two family apartment.

Hearing: ~~Friday~~ ^{Thursday}, February 9, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Joshua Williet, 3595 Church Road, Ellicott City 21043
Rick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 20, 2017.**
- (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.

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: 2017-0164-SPH

Petitioner: ATLANTIC PACIFIC RENTALS, LLC

Address or Location: 101 N. SYMINGTON AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSH WILLET

Address: 3595 CHURCH RD

ELICOTT CITY, MD 21043

Telephone Number: 717-465-7101



KEVIN KAMENETZ
County Executive

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

February 2, 2017

Joshua Willet
3595 Church Road
Ellicott City MD 21043

RE: Case Number: 2017-0164 SPH, Address: 101 N Symington Avenue

Dear Mr. Willet:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 19, 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
Richardson Engineering, LLC, 30 E Padonia Road, Timonium MD 21093

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



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

Date: 12/19/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0164-SPH.

Special Hearing
Joshua Willet
101 N. Symington Avenue

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Zeller".

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

JIS 2-9-17
1:30 PM

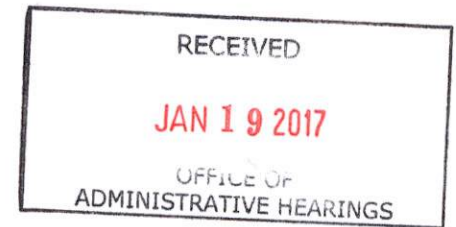
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/18/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-164



INFORMATION:

Property Address: 101 N Symington Avenue
Petitioner: Joshua Willet
Zoning: DR 5.5
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 an existing two-family apartment.

A site visit was conducted on December 23, 2016.

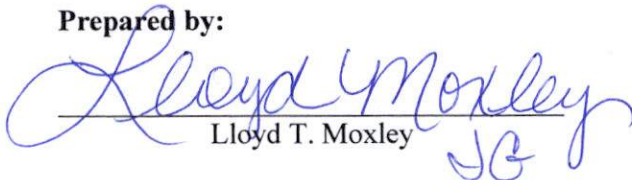
The Department does not oppose granting the petitioned zoning relief.

In its site visit, the Department observed several conditions on the property that are potentially counter to the Maintenance of Investment Property requirements found in BCC §35-2-403 & 404. Prior to the issuance of the Administrative Law Judge's order, the Department recommends the petitioner should:

- Repair or replace the front concrete steps. These steps are in very poor condition and they are a safety hazard.
- The concrete walkway located in the front yard and the concrete parking pad located in the rear yard are in poor condition and should be repaired or replaced.
- Replace the rotted wood siding around the large window located on the side of the dwelling.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Patrick Richardson, Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 26, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For December 26, 2016
Item No. 2017-0148, 0156, 0157, 0158, 0160, 0162 and 0164

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12262016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0164-SPH
Address 101 N. Symington Avenue
(Willet Property)

Zoning Advisory Committee Meeting of **December 26, 2016.**

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

Reviewer: Steve Ford Date: 12-21-2016

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
101 N. Symington Avenue; NE/S N. Symington *
Avenue, 533' NW of c/line of Symington Ave * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Joshua Willet * HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2017-164-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.

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

RECEIVED

DEC 22 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Avenue, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

Peter Max Zimmerman

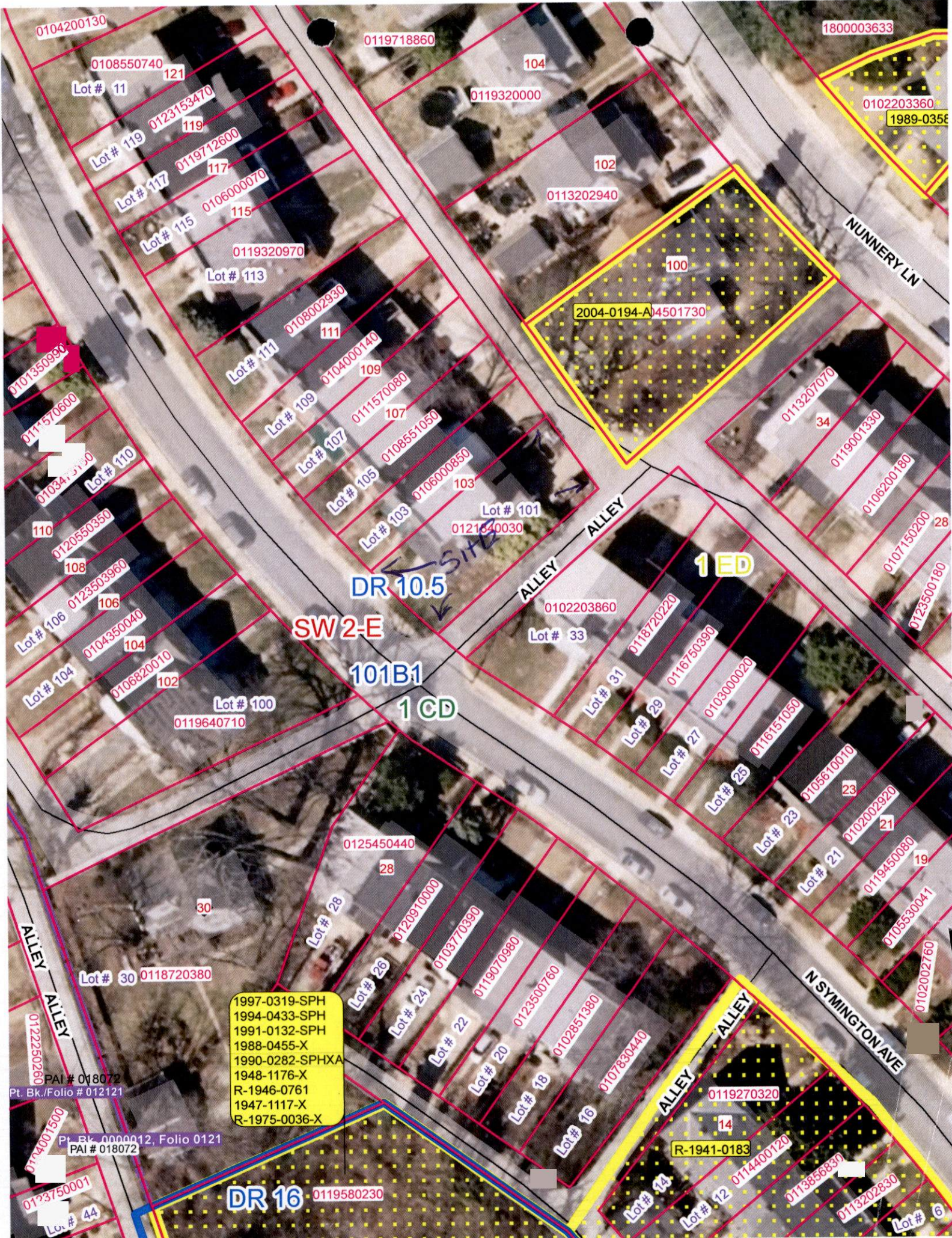
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: March 16, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0164- SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on March 13, 2017. 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



1997-0319-SPH
1994-0433-SPH
1991-0132-SPH
1988-0455-X
1990-0282-SPHXA
1948-1176-X
R-1946-0761
1947-1117-X
R-1975-0036-X

PAI # 018072
Pt. Bk./Folio # 012121

Pt. Bk. 0000012, Folio 0121
PAI # 018072

DR 16

0119580230

DR 10.5

SW 2-E

101B1

1 CD

1 ED

2004-0194-A 4501730

R-1941-0183

CASE NAME 101 N. SYMINGTON AVE
CASE NUMBER 17-164-SPH
DATE 2/9/17

[illegible]

[illegible][illegible]

LOGAN, L. D.
JULY 10 - 1967

Case No.: 2017-0164-SPH

Exhibit Sheet

Petitioner/Developer

P3-16-17

Protestant

slu
2-13-17

No. 1	Plan	
No. 2	site photos	
No. 3	SDAT record	
No. 4	Affidavit	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Front Entrance to second floor apartment



Side Entrance to basement/ first floor apartment

EX-2



Entrance from front door to entrance/ stair to second floor



Inside first floor front door hall/ stair to second floor



Back side of front door hall/ stair in first floor apartment



Door into basement/ first floor apartment with stone chimney adjacent



Twin gas meters with galvanized pipe



Twin electric meters

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Account Identifier: **District - 01 Account Number - 0121840030**

Owner Information

Owner Name:	ATLANTIC PACIFIC RENTALS LLC	Use:	RESIDENTIAL
Mailing Address:	3595 CHURCH RD ELLCOTT CITY MD 21043-	Principal Residence:	NO
		Deed Reference:	/37785/ 00476

Location & Structure Information

Premises Address:	101 N SYMINGTON RD BALTIMORE 21228-2008	Legal Description:	101 N SYMINGTON RD SYMINGTON AV
-------------------	--	--------------------	------------------------------------

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0003	0139		0000			101	2016	Plat Ref:

Special Tax Areas: Town: NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1938	1,292 SF	300 SF	2,288 SF	04

2	Basement YES	Type END UNIT	Exterior BRICK	Full/Half Bath 2 full	Garage 1 Attached	Last Major Renovation
---	-----------------	------------------	-------------------	--------------------------	----------------------	-----------------------

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments	
			As of 07/01/2016	As of 07/01/2017
Land:	56,200	56,200		
Improvements	109,600	107,200		
Total:	165,800	163,400	163,400	163,400
Preferential Land:	0			0

Transfer Information

Seller: GREEN KENNETH STEWART Type: ARMS LENGTH IMPROVED	Date: 07/25/2016 Deed1: /37785/ 00476	Price: \$105,000 Deed2:
Seller: GREEN KENNETH STEWART Type: NON-ARMS LENGTH OTHER	Date: 09/03/2004 Deed1: /20641/ 00183	Price: \$0 Deed2:
Seller: GREEN LYNDA I Type: NON-ARMS LENGTH OTHER	Date: 08/18/1998 Deed1: /13084/ 00702	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
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

AFFIDAVIT

Kenneth Stewart Green
3438 Old Crown Drive
Pasadena MD 21122
410-591-4876

I, KENNETH STEWART GREEN, BASED ON MY PERSONAL KNOWLEDGE, TESTIFY TO THE FOLLOWING.

The property located at 101 N. Symington Ave, Catonsville, MD 21228 was purchased by my parents when I was a small child. (To the best of my memory, it was purchased in 1969 or 1970). At that time, the house was divided into two separate units. My mother continued to live in the home from the time she purchased it, until when she passed away in January 2000. At that point, I was the full owner of the property, and I continued to live in the house until July of 2016.

Both units at the address above were continually occupied during the time I lived at, and owned the property.

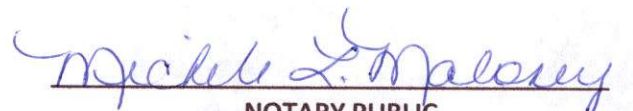
I will make no monetary gain from this property.


Kenneth Stewart Green

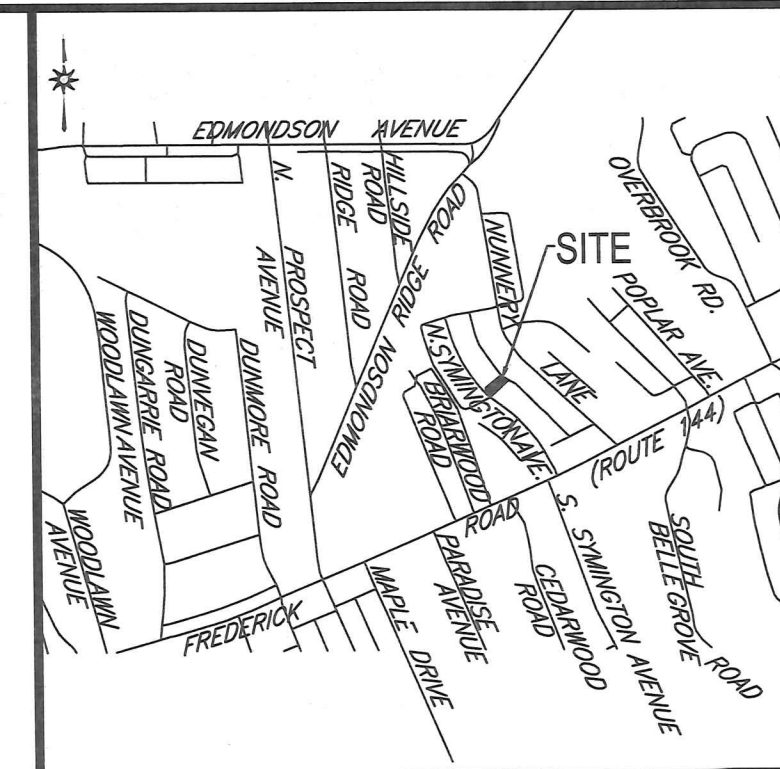
I hereby certify this, 22ND day of January, 2017, before me, a Notary Public of the State of Maryland, in and for the County of Anne Arundel, personally appeared Kenneth S. Green, The Affiant herein, personally known or satisfactorily identified to me as such Affiant.

AS WITNESS my hand and Notarial Seal.




NOTARY PUBLIC
My Commission Expires March 21, 2020

EX. 4



SCALE: 1" = 1000'

1. OWNER/DEVELOPER:
ATLANTIC PACIFIC RENTALS LLC.
3595 CHURCH RD.
ELLICOTT CITY MD 21043
2. TAX ID: 010121840030
3. TAX MAP: 101 GRID: 3 PARCEL: 139 LOT: 101
4. DEED REF: 37785/476
5. SITE AREA
GROSS: 4,490 SF or 0.10 Ac.±
NET: 2,288 SF or 0.05 Ac.±
3. ZONING: DR 10.5
4. ELECTION DISTRICT: 1
5. COUNCIL DISTRICT: 1
6. SITE IS NOT HISTORIC
7. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. SITE IS LOCATED IN ZONE A OF THE FLOOD ZONE PER FEMA FIRM MAP FM2400100389F, SEPT 28, 2008.
9. UTILITIES:
PUBLIC WATER & SEWER
10. THERE ARE NO PRIOR ZONING CASES.

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

EXISTING RESIDENCE

101 N. SYMINGTON AVENUE
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CLB	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 12-15-16	JOB NO.: 16141	SHEET NO.: 1 OF 1

Ex. 1 2017-0164-SPH